

# Arboleas Villa

€259,995

Ref: A1451



3



2



600 m²



140 m²



✓



✓



30 min.



Consumption  
Applied for

Emissions  
Applied for

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## **Property Purchase Expenses**

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €259,995 (£225,130) |
| Transfer tax 7% .....           | €18,200 (£15,759)   |
| Notary fees (approx) .....      | €750 (£649)         |
| Land registry fees (approx) ... | €750 (£649)         |
| Legal fees (approx) .....       | €1,500 (£1,299)     |

## **Standard form of payment**

|                                         |                     |
|-----------------------------------------|---------------------|
| Reservation deposit .....               | €3,000 (£2,598)     |
| Remainder of deposit to 10% .....       | €23,000 (£19,915)   |
| Final Payment of 90% on completion .... | €233,996 (£202,617) |

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## **Description**

Charming 3 Bedroom 2 bathroom Villa with Private Pool in Tranquil Arboleas Setting

Nestled in a peaceful and sought-after location just minutes from the vibrant village of Arboleas, this beautifully presented 3-bedroom, 2-bathroom villa offers the perfect blend of comfort, privacy, and Mediterranean outdoor living. Set on a generous 600 sqm plot with a 140 sqm build size, this home is ideal for families, retirees, or anyone looking to enjoy the relaxed pace of life in southern Spain.

The villa boasts a thoughtfully designed layout, maximizing space and natural light throughout. At its heart is a spacious and welcoming lounge, perfect for relaxing or entertaining. The large kitchen is well-appointed and functional, offering ample storage and countertop space, and flows directly into a bright and airy sunroom. From here, enjoy year-round views of the pool and garden – a true extension of the living space and a wonderful spot for morning coffee or evening drinks.

The accommodation comprises three generously sized bedrooms, including a particularly large primary suite complete with a private en-suite bathroom. The additional two bedrooms share a well-maintained family bathroom, making this home ideal for visiting guests or growing families.

Stepping outside, the real highlight of the property becomes clear. A stunning private 8 x 4 meter swimming pool takes centre stage, offering the perfect spot to cool off during the warmer months. Adjacent to the pool is a charming bar area – perfect for entertaining friends and family or enjoying quiet evenings under the stars. The pool area is fully tiled, creating a low-maintenance and clean outdoor space, ideal for sunbathing and social gatherings.

The villa also features a discreet and practical storage room located to the side of the property, keeping garden tools or personal items neatly tucked away. The generous driveway offers ample off-street parking and includes a covered carport to provide shade and protection for your vehicle. To the side of the driveway is a large storage room made from sturdy prefabricated metal sheet.

Conveniently located, the villa is just a 3-minute walk from a tapas bar, offering the chance to enjoy a meal or drink close to home. The friendly and traditional village of Arboleas, with shops, weekly market, medical services, and other amenities, is only a short 3-minute drive away. For those who enjoy coastal living, the beautiful beaches of the Almería coastline can be reached in just 30 minutes by car.

Whether you're looking for a permanent residence, a holiday home, or an investment opportunity, this well-maintained villa offers a perfect mix of indoor comfort and outdoor lifestyle. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible