

## HA 1945 - Villa JJP



### A villa in the Piedra Amarilla area

#### Property Attributes

Villa   Detached   Resale  
 Land area - 1,040 m   Floor area - 117 m  
 3 bedrooms  
 2 bathrooms  
 Water: Mains   Electricity: Mains  
 Telephone: Possible   Internet: Possible  
 Swimming Pool: No

#### Description

A fine 3 bedroom villa for sale in Almeria Province, situated in the Piedra Amarilla area of Partaloea, within walking distance of bar / restaurant and less than 10 minutes drive from the bustling town of Albox where all amenities can be found.

With a build size of 100m<sup>2</sup>, the villa is set in a walled and gated plot of just over 1000m<sup>2</sup> with fantastic far reaching views.

The front door opens into a spacious lounge with fireplace housing an inset wood burner, and to one corner of the lounge is a fabulous dining area set in a feature round room with triple windows. The kitchen is situated directly off the lounge and is fully fitted with a good range of wall and base units, a gas hob with extractor, wall mounted oven, dishwasher, washing machine and fridge freezer. A door from the kitchen leads out to a covered terrace overlooking the rear garden, an ideal spot for alfresco dining.

The master bedroom benefits from air conditioning, fitted wardrobes and an ensuite shower room comprising large shower cubicle. There are two further good sized double bedrooms, one with fitted wardrobes, and a separate family.

Outside, there is a tiled walkway all around the villa, and to the rear is a huge tiled patio along with a 16m<sup>2</sup> casita / store room. The remainder of the plot has been laid to gravel for ease of maintenance, and is planted with various native plants, shrubs and trees including lemon, olive and almond.

**125,000 Euros**