

**APF-3389 - Villa Alfareros - San Juan de los Terreros****€ 249,000**

Villa Detached Resale

Land area - 250 m Floor area - 82 m

2 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Yes Internet: Possible

Swimming Pool: Private

**JUST REDUCED** - Detached 2+ bedroom villa with private pool for sale in Almeria Province, situated in the popular coastal resort of San Juan de los Terreros. The villa is situated on a quiet street, only a short walk from the nearest bar and around 10 minutes walk from the beach and other amenities.

This well maintained 2 storey villa is set in a walled & gated plot of 250m2. The front door opens into a small entrance hall with archways leading into the kitchen and living room. The kitchen is fitted with wall & base units, a ceramic hob with oven below & extractor above, and a fridge / freezer. There is a wide serving hatch from the kitchen through to the living room.

The living room has patio doors leading out to a lovely conservatory with ample space for a dining table & chairs as well as more relaxed seating. The conservatory benefits from a fully opening electric roof, ideal in the summer months. Also on the ground floor is a twin bedroom with fitted wardrobes and patio doors leading out to the pool area, an understairs storage cupboard, and a shower room comprising tiled shower cubicle, WC and basin set in a vanity unit.

From the living room, stairs lead up to the first floor landing which gives access to a double bedroom with fitted wardrobes, and a bathroom comprising corner bath, WC and pedestal basin. A glazed door leads out to a fabulous roof terrace with far reaching views. In addition, the property benefits from a large underbuild which could easily be converted to further living accommodation or used as a workshop / hobby room. The villa has pre-installation for air conditioning.

Outside the conservatory is a tiled patio with border planting, and to the other side of the villa is the concrete tiled pool which has a small patio to one end offering a private spot for sunbathing. The patio gives access to a useful utility room.