

## APF-5318 - Villa Mario - Partalao



**€ 249,950**

Villa Detached Resale

Land area - 8,872 m Floor area - 234 m

4 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Yes

Swimming Pool: Private

A well presented spacious 4 bedroom, 2 bathroom villa having a build of 234m<sup>2</sup> with a private pool, a large detached garage/work shop all enjoying wonderful uninterrupted views. The villa is set on a larger than average plot of 8872m<sup>2</sup> and is within walking distance of the pretty village of Piedra Amarilla which is a popular hamlet with a couple of great bar/restaurants plus Partalao village which has a few small shops for everyday living, more bars, a GP and more. The larger market towns of both Cantoria and Albox are a 7- 10 minute drive away and these have all amenities/facilities along with weekly markets. The coast, and a good number of Almeria's prettiest beach resorts, is an easy 45 minute drive.

The property is located in a quiet residential area with access via a tarmac road. Entering the plot there are a large double wrought iron electric gates that open into the fantasitc, mature gardens and a large parking area for several vehicles. There is a large gravelled area with well maintained beds containing native mature plants, shrubs and trees, then the gravelled driveway leads up to the garage.

From the paved pathway at the front of the property, the main front entrance door takes you into the very spacious fully fitted kitchen which has ample wall and floor units, granite worktops, electric oven, gas hob with extractor above, fridge freezer and room for table and chairs and this room also benefits from a log burner fitted with a tile feature behind.

A door to the left a opens to the large lounge with a dining area and has twin ceiling fans and double French doors looking out to the front terrace over the pool. This is a lovely bright room and has another feature fireplace with a corner position log burner.

Straight ahead from the kitchen leads to the hallway with access to four very good sized double bedrooms. The master bedroom has French doors which open out to the patio and a door leading into the large en suite bathroom comprising walk in shower, wash hand basin and WC.

Off this hallway is the large family bathroom with a bath and walk in shower cubicle, wash hand basin, bidet and WC. At the end of the hallway on the right is a room which could be converted to either a 5th bedroom or a 3rd bathroom.

Outside, there is a lovely terrace and pool area with a super 8 x4 swimming pool, this is in a slightly elevated position is very well maintained and surrounded with a non slip flag stone sun terrace alongside of which is a covered pergola/seating area. A few steps move up from here to a very good sized tiled terrace/outdoor seating area. All of these are perfect areas for soaking up the sun, dining and enjoying the amazing views.

All mains services are connected. All of the windows are double glazed, with fly screens, metal shutters and security bars.