

Hamptons

INTERNATIONAL



Velez Rubio, Almeria

3 2

£280,000

(€320,000)






Property details



Key features

- **Build Size 191 m**
- **Plot Size 1,000 m**
- **Ground floor**
- **Private Pool**
- **Mains Water**
- **Solar Power Electric**
- **Telephone Possible**
- **Internet Possible**
- **Furniture Negotiable**

Attributes

-  **Swimming pool**
-  **Garage**
-  **Private parking**
-  **Garden**
-  **Refurbished**

Velez Rubio, Almeria

3  2 

£280,000
(€320,000)

Description

It is our delight to introduce this immaculately presented modern detached villa in the quaint village of Fuente Grande, a short 10 minute drive to nearby Velez Rubio, Almeria, Southern Spain. There is a bar/restaurant within walking distance to the property. Key Features- · Detached Villa (build 191m²) with wrap around landscaped gardens including 3.5x9 swimming pool · Two wooden cabins with plumbing and electric installed- one with fitted kitchenette and shower room – could offer additional accommodation · Newly fitted solar panel systems – 16 panels- powering the whole property including central heating – resulting on the monthly electric bills being €0 · Modern fitted kitchen with Bosch Oven, fitted Bosch microwave, induction Bosch hob, granite worktops, fitted dishwasher, American style fridge/freezer · Large open plan Lounge/Diner/Kitchen (approx. 4.5m x 12m) with ceiling fans, aircon units and fitted log burner, French patio doors giving access to the main gardens, side external door · Two family size bathrooms- 1 x ensuite to the master bedroom and the main bathroom with a stand-alone bath · Detached garage with plumbing for a washing machine, window overlooking the swimming pool and gardens · Stunning panoramic mountain views · Thoughtfully planned landscape planting, including tri colour Oleanda, white, pink and fuchsia, palms, lavenders, rosemary, bottle brushes, pines and conifers. Total land of 1000m², fully fenced. Let us explore this beautiful property further... This beautiful villa in situated in a quaint village, close to the bustling town of Velez Rubio, on a quiet road, there are two parking spaces in front of the villa. A main entrance gate is in the middle with a side gate with entrance to the driveway and garage. There is also an electric gate at the rear of the land allowing access for larger vehicles. The front garden is laid with stones and irrigation, whilst being planted with pretty flowers it is also low maintenance. The villa sits proudly in the middle of the entrance, offers external solar lighting and a security system. We enter into the main hall, which is double story giving a grand welcome- there are six windows high in the ceiling, the front door also has windows to the side making this entrance bright and spacious. Immediately in front are sliding doors leading to the enclosed courtyard, the views instantly draw us to the swimming pool. The right-hand side offers the living accommodation, the left-hand side the sleeping and bathrooms. The three bedrooms to the left are all double bedrooms, the master having an ensuite with large walk-in shower (70cm x 170cm), his and her sinks with 6 fitted draws underneath, wall mounted heated towel rail. The master bedroom has an aircon unit, wall mounted radiator and a ceiling fan. There is a west facing window with French patio doors that lead to the main gardens. Bedroom 2 sits in the middle of the hallway with west facing window. The front bedroom also has a fitted ceiling fan with wall fitted radiator, with south facing window. The family bathroom is in-between bedroom 2 and 3, boasts a free-standing bath, large walk-in shower (70cm x 170cm) wall mounted heated towel rail, fitted sink unit with 2 draws underneath. The lighting unit also has Bluetooth to allow you to listen to your favourite music while relaxing in the bath. The right-hand wing of the villa offers an open plan lounge/diner & kitchen. This is large spacious open space, carefully planned with two south facing windows in the kitchen area, one east facing window and a further window opening to the courtyard. We also have a doorway to the entrance hall with glass panels, a French door opening to the main gardens and an external door leading to the side of the villa. There are two ceiling fans, aircon units and a fitted log burner- the log burner is also connected to the electric ensuring efficient air flow and maximising the benefits of the heating. The modern fully fitted kitchen offers floor and wall cupboards- the wall units have auto push functions; the corner units have carousel shelving to maximise storage. The kitchen has luxury finishes with granite worktops and all appliances being Bosch. There is a fitted Bosch oven, microwave, extractor fan and dish washer. The American style fridge /freezer is included too. Under the sink there is an additional boiler containing a 10-litre water tank to supply the kitchen affectively. The area is complimented with a designer feel dropped lighting unit with three lights. The outside gardens are fully equipped for Al Fresco living with beautifully and well thought out planting areas- they have been carefully planned to offer all year-round colour, while being low maintenance. The gardens are fed by the internal irrigation system, fed by the automated septic tanks. There are substantial solar lights strategically placed around the gardens to continue to enjoy as the sun sets. The property holds various water storage systems – a ground floor water tank of 750 litres, a roof top solar tank of 200 litres, the additional kitchen supply and shower system ensure plenty of water available. The swimming pool is surrounded by cooling tiles, an area for the sun loungers, plant beds. To the left-hand side there is a sloping access leading to the wooden cabins, to the right-hand side steps taking us to the raised pool area. The two separate wood cabins benefit from their own outside terraces. Both cabins are fitted with plumbing and electrics to be self-contained. One has a kitchenette and shower room

Ref: E262
www.hampsons-international.com

already fitted. These would be ideal for your guests or additional family accommodation. The current owner has utilised one as an Art and Craft retreat. The upper deck is fully tiled with solar lighting and surrounding planting; this is the cabin that is equipped for an additional accommodation. The lower cabin has plumbing and electric connected and could easily offer additional accommodation, whether for family and friends or a BNB option (subject to licenses). There is an outside shower for refreshing before swimming. The garage houses the pool pumps, including the auto PH and Chlorine feed. The various landscaped levels benefit from fitted drainage to avoid flooding. The gardens also have fitted outside taps for additional watering options. The property has its own septic tank with three compartments- allowing the gardens irrigation system which is operated on a timer system. This is truly a beautifully presented home offering many benefits. Contact us for further details, photos & videos and to arrange your viewing for your new home in Southern Spain. Bring your Spanish dreams to life in the beautiful area of Los Vélez including the towns of Vélez Rubio, Vélez Blanco, Fuente Grande, S. Chirivel. All the surrounding towns offer quite impressive scenery.



international@hamptons.co.uk

+44 (0)20 8618 4551



international@hamptons.co.uk

+44 (0)20 8618 4551



international@hamptons.co.uk

+44 (0)20 8618 4551



international@hamptons.co.uk

+44 (0)20 8618 4551









Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com