

Ref: APA619

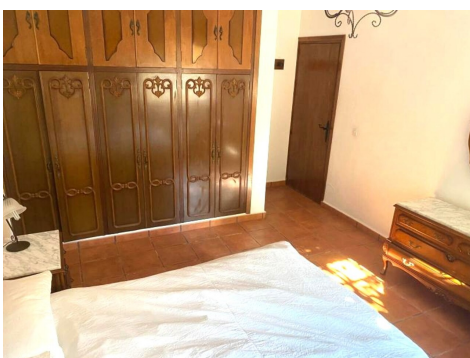
Price: 375,000€



-  **Villa**
-  **Alora**
-  **3**
-  **2**
-  **103m<sup>2</sup> Build Size**
-  **4,000m<sup>2</sup> Plot Size**
-  **Pool: Yes**
-  **Terrace: Yes**
-  **Parking: Yes**

This attractive 3 bedroom, 2 bathroom Spanish villa is located within a plot of approx. 4,000m<sup>2</sup> on the edge of the Hamlet of Las Mellizas, Álora.

The current owner has successfully exploited the property as a holiday letting villa but it would equally be suitable as a permanent family home or a second home.





UK +44 333 022 0135

Email: [info@1casa.com](mailto:info@1casa.com)

Web: [www.1casa.com](http://www.1casa.com)

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The accommodation is distributed all on one level and extends to 103m<sup>2</sup> offering 3 double bedrooms. 2 bathrooms, a lounge hosting feature fireplace and a bright spacious dining kitchen.

The bathrooms have recently been renewed offering an ensuite shower room off the Master bedroom and a family shower room.

There is some very attractive terracing around the house both off of the lounge and directly off of the kitchen.

The terrace off of the kitchen hosts a BBQ entertaining area and a beautiful mature vine which offers lovely soft shade in summertime and, when it sheds its leaves in winter, one can enjoy all of the wonderful winter sunshine which we are lucky to have in Southern Spain!

There is also a fabulous 8m x 4m swimming pool surrounded by an extensive sunbathing area.

In addition to the main house there is a separate 20m<sup>2</sup> outbuilding which is currently used as a store but offers potential for conversion into a little studio.

There is also an outside laundry room.

The land is fully fenced and gated with the immediate area around the house offering a formal garden area, planted out with a variety of colourful plants and shrubs and there is also an extensive orchard planted out with a variety of fruit trees and an olive grove.

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