



**Villa Pacarima**

Villa  
 3 bedrooms  
 2 bathrooms  
 🏠 191 m²  
 🌳 1.3341 hectares

**REF: IA 2260**

**Albox**

**€225,000**

A fabulous three bedroom detached two storey villa for sale in the area of Las Pocicas here in sunny Almeria Province. The villa is situated on a large plot surrounded by almonds and with its elevated position offers fantastic all round views of the countryside.

The villa upon entry features a very nice marble floor and a spacious and well lit combined area comprising of a fitted kitchen, dining area and lounge space with double patio doors, air conditioning and the lounge area has a wood burner installed. Also on the ground floor is the master bedroom with fitted wardrobes, air conditioning and an ensuite bathroom fitted with vanity furniture and a tiled shower area with glass door. A second bedroom also has air conditioning and fitted wardrobes and there is also a separate small washroom with WC and washbasin.

The marble staircase from the lounge leads up to the second floor which has fitted wardrobes at the top of the stairs, a well lit double bedroom and a bathroom with shower cubicle and vanity furniture. A door from the bedroom leads out to a spacious terrace offering wonderful views of the countryside. The terrace roof has solar panels fitted to provide some electricity and the terrace also has a jacuzzi providing a great spot to relax and enjoy the views.

The property has a patio area to the front and on one side of the villa and within the plot there is a detached L shaped double garage of approximately 64 m² providing workshop space and parking space for two cars. The majority of the furniture will be included in the sale apart from a few personal items of furniture.

Also within the plot of land in the lower part of the garden there is a large concrete base with a useful wooden hut and an electrical supply providing an ideal spot to park a camper van or space to install an above ground swimming pool.

Water to the property is provided from the well of the Saliente mountain and there is a water deposit of approximately 60,000 litres to water the almonds and the land which is cared for by a neighbouring farmer. The property also has a 1600 litre septic tank installed.

The villa has an alarm system with video cameras and is located in a beautiful area of the Saliente valley close to the village of Las Pocicas with a very nice restaurant nearby and a municipal swimming pool available in the months of July and August.

The Villa is reached along a short rural track off the main road and is in a very peaceful location but not too isolated from civilisation. The large market town of Albox has all the amenities and by car is a twenty minute drive away on a good road.

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