



## Huércal-Overa, ALMERIA

3 bed, 2 bath 424 m² villa with garage, heated indoor swimming pool and whirlpool in Abejuela, a hamlet only 10 min from the motorway and 15 min from Huércal Overa.

The entrance to this villa is via an electric gate that opens into the plot and the garage. A few steps with green areas on the side lead to a terrace and the main door to the property. This door opens into a spacious hall with fitted wardrobes that opens into all 3 double bedrooms. The master bedroom has an en suite bathroom with shower and the guest bathroom, also on this level, also has a shower. A couple of steps from the hall lead to a bright landing with fitted wardrobes and glass curtains that open into the indoor swimming pool with power jet and whirlpool next to it. On this level there is also an enclosed terrace for sunbathing. The top floor of this property consists of a large entertaining area, with bar and several sitting areas. Next to this area is a small room with fitted wardrobes, washbasin and professional hairdresser's basin. Round the corner is the bright sitting room with fireplace and separate dining area, with sliding doors that lead to the terrace with awning. The entertaining area and the sitting room also have access to the terrace. This floor is completed with an impressive kitchen, which features two ceramic hobs, electric oven, microwave, two dishwashers and a large fridge-freezer. Most of the rooms in the house have hot/cold air conditioning and there are ceiling fans all around. The property has internet, satellite tv, solar panel for water heating and alarm system.

### BASE INFORMATION:

Bed : 3  
Bath : 2

### LAND INFORMATION:

Square feet : 424  
Lot Size : 366

### CONVENIENCE:

**General Amenities:** Well maintained, Terrace, Shower, Scullery, Satellite TV, Resale, Private Pool, Open living estate / street, Kitchen appliances, Internet, Integrated garage, In the mountains, In the countryside, Fireplace, Fenced plot, External illumination, Electric water heater, Alarm, Air Conditioning warm/cold, Double glazed, Balcony,  
**Energy Savings Amenities:** Solar energy,