



**Villa Vera Playa**

Villa  
 3 bedrooms  
 3 bathrooms  
 🏠 192 m<sup>2</sup>  
 🏡 416 m<sup>2</sup>

**REF: IA 2246**

## Vera Playa

**€360,000**

A quality two Storey detached Villa for sale in Vera Playa here in Almeria Province. The villa is in a great location in a quiet residential street and yet it is just a short stroll to the fabulous sandy beach and a very pleasant promenade dotted with restaurants, bars and beach bars. The bustling port of Garrucha with plenty of restaurants, shops and amenities is an easy fifteen minute walk away. The Villa is fully walled and partly fenced all around the property and has access through a garden gate and a remote controlled electric gate opening up to an attached garage with a metal canopy roof providing cover and shade on the drive. The Villa has an easy to maintain decorative garden to the front with an outdoor patio area on one side.

To the right of the main entrance to the Villa there is a fully glazed sun lounge with sliding patio doors that open up onto the front garden. The main entrance has a reception area and leads through to a spacious well lit lounge and dining area. The dining area also has a fireplace and access to the sun lounge. Also on the ground floor off the lounge area is a room currently used as an office space, a small bathroom with shower tray and the fabulous fitted kitchen with space for a dining table. The kitchen has a larger cupboard, a door to the back garden area and a patio door that leads to the patio area.

A fabulous Italian marble staircase with ornate metal balustrade leads up to the second floor which has three bedrooms, a spacious terrace and two bathrooms. The first bedroom has fitted wardrobes and the large master bedroom has a patio door onto the terrace, fitted wardrobes and a master bathroom with corner bath and vanity furniture. The third bedroom also has fitted wardrobes and is next to a spacious bathroom with walk in shower and vanity unit. All the bedrooms and the lounge area are fitted with new air conditioning units and the Villa also has a gas central heating system for the cooler winter months with radiators installed in all rooms and passageways. The villa also has an alarm system fitted and is tastefully decorated and furnished with quality furniture and fittings throughout.

A great property choice for people to enjoy the Mediterranean lifestyle and lovers of the beach and sea with many beaches, coves, towns and villages to explore along the coastline in the area. The beautiful natural park area of Cabo de Gata with many unspoilt beaches is also a short drive away.

REF: IA 2246

