

# ¿Dónde quieres vivir? Aquí encontrarás tu hogar



Reference: **3344-7612-R**  
Property type: Villa  
Sale/rent: For sale  
Price: **175.000 €**  
Condition: New



Town: Huércal-Overa  
Province: Almería  
Postal code: 04691  
Zone: URCAL



Sqm built: 456

Bedrooms: 5

Bathrooms: 4

Outward/Inward: outward

## Description:

A Very Large 5 Bedroom Detached house with separate apartment, double garage, front garden, rear patio, meshed conservatory, large sun terrace, HC air con and further rooms for conversion.

The property is approx 260m<sup>2</sup> build and sits on a fully walled private plot of approx 456m<sup>2</sup>

Situated in the village of Urcal which has cafe / bar / restaurants medical centre and small school. 10 mins drive to the main town of Huerca-Overa with an abundance of shops, restaurants, hospital, sports and leisure facilities, parks etc. The coast at San Juan de Los Terreros /Mojacar Garrucha etc is 35 mins drive away.

The property has been renovated by the current owners but there is still plenty of scope for more changes if you wish. As the property is so large it is very flexible and is currently split into 2 / 3 sections and can be changed to fit your needs

At the front of the property there is a large gate for access to the parking area for 3 or 4 cars as well as a smaller gate onto the front garden which is nicely paved for low maintenance.

On the left of the house is a large double garage / workshop with tiled floors. electricity and water, you could if you wish make an Access door from the house to make this into an integral garage if required or further accommodation

At the front of the house There is a meshed conservatory which makes an extra 'inside / outside' living room / dining room. This leads into the house and the huge living room with a pellet burning fire HC air con. From here is a door to a large bedroom with ensuite shower room which is designed for wheel chair access, This bedroom also has a door leading out to the rear patio ...

From the living room you also access the Large kitchen which has plenty of storage and worktops space plus a central island, The kitchen also has a door leading out to the rear patio.

The kitchen forms the centre of the house with doors leading to the separate dining room which also has a pellet burning fire, 2nd double bedroom and a separate 3rd double bedroom with shower room and lobby and the 2nd front door. This is the area which can be used as a separate apartment.

Also from the dining room is a door to a 2nd large kitchen / storage / utility room and a door leads into another large shower room and Rear patio. from here there are stairs leading up to a separate apartment. You could have external stairs to this area to give this its own private access.

This apartment is made up of 3 large rooms plus a bathroom. The 3 large rooms could be made into bedrooms, living room or kitchen etc depending on your requirements. There are 2 access doors leading out to the spacious sun terrace which looks out to the country views and down over the front garden.

The property has mains electricity, water and internet.

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