

VES5271G

Price: 325,000€



-  **Villa**
-  **Cuevas Del Almanzora**
-  **5 Bedrooms**
-  **3 Bathrooms**
-  **321m² Build Size**
-  **528m² Plot Size**
-  **Pool: Yes**

What a privilege to be able to offer for sale this unique 5 BEDROOM, 5 RECEPTION ROOM, 3 BATHROOM VILLA WITH POOL. The current owners have transformed a standard "villa with pool" into a rustic/contemporary fusion with style and class. The villa is bright and airy, spacious but not too big. The design has been very cleverly considered to offer useful living accommodation, thus giving a new owner the freedom to use the rooms as they wish given how flexible the accommodation layout is. There is also the opportunity to change the function of some rooms into additional kitchen or bathroom for blended families. The outside space wraps around th...



villa with the attractive pool area, and has two enormous terraces which give you practical outside living space along with beautiful mountain, countryside and sea views. Located in the traditional hamlet of Burjulu, the villa is a 7 minute drive from Cuevas del Almanzora and just 5 minutes to the beach! An hour in the car will get you to both Almeria and Murcia International airports. Burjulu itself benefits from a quaint Spanish bar to accommodate it's residents when they are in need of a cold beer and a catch up! There are two local restaurants each end of the village which offer tasty tapas and Menu del Dia. There are numerous walks in the area, and why bother taking the car to the beach when it is a 20 minute cycle ride to Villaricos beach, or a scenic walk if you fancy exerting yourself! Not forgetting of course the famous Desert Springs Golf Resort which is a few minutes drive away. Cuevas del Almanzora is a typical Spanish market town with the usual shops, supermarkets, chemists etc and the local market is held in the Plaza del Castillo, although there is also an indoor market. The narrow streets lead through the town up the hill to the Castle which now houses the local police station, a museum giving details of the history of the area and there is also a quaint art gallery. If you get the urge for a spending spree, you have large shopping centres and retail parks at Lorca, Murcia, Cartagena and even La Zenia if you fancy a daytrip. The villa benefits from pre-installed air conditioning, ceiling fans, downlighters and remote control electric entry gates. There is storage space literally everywhere - a rare find in Spanish houses. The 4 storey accommodation comprises:

**GROUND FLOOR** the front door opens into the **ENTRANCE HALL** with a rustic tiled floor, access to an **INNER HALLSALON/DINING ROOM** a dual aspect room with patio doors at each end has a striking brick feature fireplace to one wall, housing the log burner and with storage and display areas, and a built in wine rack. The dining area at the rear of the room has ample space for a large dining table and can be partitioned if you prefer two separate rooms. **BREAKFAST KITCHEN** the "hub" of the home where you can just imagine family, friends and guests gathering around the breakfast bar for a coffee. The room has ceiling downlighters and unusual slate tiled walls, a Belfast sink and Range cooker with extractor, modern fittings, plumbing for dishwasher and washing machine and external door. **INNER HALL** which has a useful cloakroom area for coats and storage, and access to a **BATHROOM AND A 2nd RECEPTION ROOM** **BATHROOM** has a full suite with shower over the bath **RECEPTION ROOM 2** currently used as a office, this room has multiple uses as an office, snug, playroom or it naturally lends itself to a bedroom being adjacent to the bathroom. There is another inner hall which brings you to the marble staircase going both upstairs and downstairs. We will save the best till last and go to the: **FIRST FLOOR** the **LANDING** has three sets of patio doors which lead out onto a very large full width walled **TERRACE**, a perfect al fresco dining area. Right in front of the doors is a part covered area seamlessly o



pening up to the blue Spanish skies, and spectacular mountain and country views, and you can even see the sea! MASTER BEDROOM with double doors to a small balcony for chairs or a colourful planted area BEDROOM 2 double in size with double doors and Juliet balcony BEDROOM 3 double in size with double doors leading to the terrace. SHOWER ROOM a large room with a full suite Back to the first floor landing, we go up the marble staircase a second time which leads us to a second large TERRACE AREA. This again offers superb views and there are so many options for this huge space. How about a summer kitchen/BBQ area, with utility area and additional wc? That's just for starters. And now this is where the fun begins ..... down into the ground floor inner hall, we take the marble staircase down to the LOWER GROUND FLOOR This entire area oozes fun and relaxation, with scope to change into more conventional accommodation if needed. It most definitely has the wow factor. HALL with two storage cupboards and access to all of the lower ground floor accommodation and garage. BEDROOM 4 & BEDROOM 5 both double in size RECEPTION ROOM 3 an additional large room, currently used as storage but has the space and logistics to be made into a luxury bathroom. A decorative brick archway leads from the hall to RECEPTION ROOM 4 also known as 2nd living room, chillout room, party room, snooker room, gym, sauna suite, yoga room - you get the idea! A comfortable area with a nice vibe. A door leads to RECEPTION ROOM 5, also known as the CINEMA ROOM fully equipped to enable high quality gaming, and movie nights to watch your favourite film on the big screen - just don't forget the popcorn! There is even a beer fridge!! From the hall is a door to the GARAGE which could easily be converted, indeed there is a partially fitted kitchen to one end, but it could be used as a workshop. There is a standard garage door to the front, with parking for several cars on the driveway leading up to footpath level. OUTSIDE In addition to the two very large terraces upstairs, there is the ground floor level garden area which is an eclectic mix of Spanish summer relaxation, Pimms and Pool party elegance, and the grace of an English cottage garden. Everything marries together perfectly, giving an easily maintained outside space which is walled and screened for privacy. There are numerous seating areas and terraces to escape to with a good book, and if you have greenfingers, there is a lovely haven that has wall mounted pallets growing a variety of shrubs and herbs - just add a couple of vegetable troughs, a couple of fruit trees and and make the most of country living Spanish style. POOL AREA the relaxing pool area has plenty of sunbathing space surrounding the impressive 10x4 pool with roman steps and attractive mosaic sunshine feature at the bottom of the pool. Outside there is also a very practical OUTSIDE SHOWER ROOM this is an actual room, not just a poolside shower and has a shower, wc as well as a utility/storage area, The property is a real treasure to find, and if you have read this far, then you must be interested - so give us a call to book your viewing.