

**reference:** 263-PS-2226

**property type:** chalet

**sale/rent:** for sale

**price:** 780.000 €

**condition:** Buen estado



**address:** Calle Alameda

**Nº: floor:** 0

**town:** Roquetas de Mar

**province:** Almería

**postal code:** 4740

**zone:** Urb Roquetas de Mar



**sqm built:** 375  
**living area:** 0  
**plot sq.meters:** 896  
**sqm terrace:** 0  
**bedrooms:** 4  
**bathrooms:** 2  
**toilets:** 1  
**cupboards:** 0

**lift:** no  
**pool:** yes  
**garages:** 1  
**terraces:** 0  
**storage room:** yes  
**garden:** yes  
**courtyard:** no  
**furnished:** no

**floor:**  
**air conditioner:**  
**hot water:**  
**fuel:**  
**orientation:** south  
**antiquity:**  
**outward/inward:** outward  
**community fees/month:** 0

**description:**

Within a tranquil area of the Urbanisation Roquetas de Mar but close to the Avenida del Mediterráneo with its restaurants, bars, supermarkets, pharmacy, and near by the sea (just around 300m).

The spacious villa was constructed in 1994 on the plot of 896m<sup>2</sup> with a total constructed area of 375,22m<sup>2</sup> divided into 181,85m<sup>2</sup> (inside area 152,25m<sup>2</sup>) of living area, 147m<sup>2</sup> (inside area 119,74m<sup>2</sup>) of basement and 45,50m<sup>2</sup> garage.

It comprises of air-condition, granite floors in most of the house, double glazed windows with grilles, all rooms with windows, security entrance door, . and specially the ample space in the house.

Offering: Spacious entrance hall, kitchen with dining area, 2 family sized bathrooms (one of them en-suite), toilet, ironing room, dressing room, 4 bedrooms, spacious living room and large terrace. The garden is in excellent order and the villa surrounded by green areas leading to the sea.

Price plus taxes, according to the law