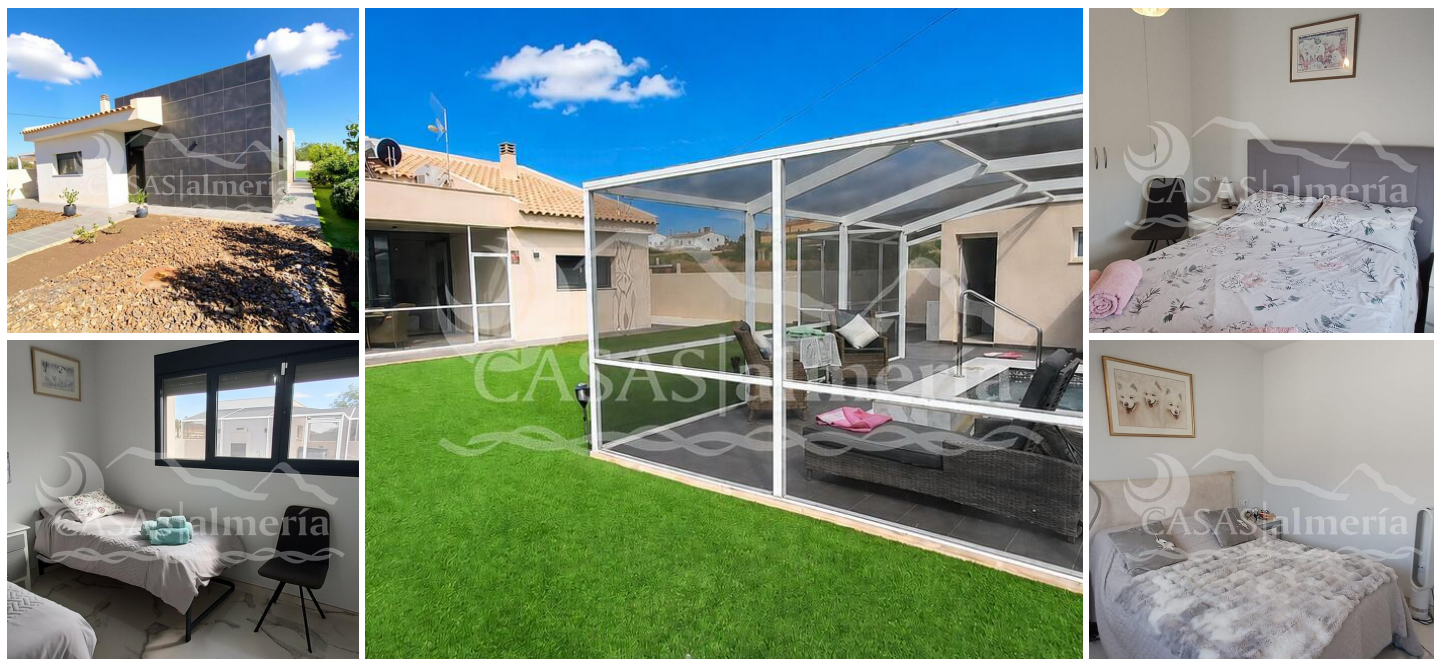


3 Bedroom Villa for Sale in Urcal

319,000€



This exceptional modern villa is situated in the peaceful village of Urcal, just a few minutes from the market town of Huércal-Overa. The property enjoys a superb location, with local bars, a school, and a medical centre all within easy walking distance. Huércal-Overa is only an 8-minute drive away and offers a full range of amenities and services, while the stunning beaches of the Almería coastline can be reached in around 30 minutes.

The villa is part of a small and attractive development of similar homes, benefiting from paved roads, street lighting, and a quiet, well-maintained setting. Access to the property is provided via a pedestrian gate and an automatic sliding vehicle gate, leading to a spacious driveway with parking for two to three cars, in addition, there is a separate outbuilding that houses a utility room, storage area, and the pool equipment.

Occupying a fully enclosed private plot of 530m², the property offers excellent privacy and security. The landscaped gardens have been thoughtfully designed for low maintenance, featuring a combination of artificial grass, decorative stone, and volcanic gravel, complemented by planted areas with a variety of fruit trees, including orange, lemon, and peach trees.

To the rear of the property is a wonderful outdoor living area, complete with a covered terrace enclosed with insect screening, a storage room, and a heated jacuzzi, creating the perfect space for relaxing and entertaining throughout the year.

Internally, the villa offers a bright and well-designed layout. An elegant entrance hall with built-in storage leads into a

- **3 Bedrooms**
- **530m² Plot size**
- **Annual IBI (Rates): 298.99€ Annually**
- **2 Bathrooms**
- **30 mins drive to a Beach**
- **Bins: 51.40€ Every 3 months**
- **131m² Build size**
- **8 mins drive to the Shops**