




Villa

3 bedrooms

2 bathrooms

 304 m<sup>2</sup>

 2,500 m<sup>2</sup>

 Private

EPC Consumption: G

EPC Emissions: F

**REF: VHVL 1763**

## Turre

**€349,950**

This large and attractive landmark villa, sensibly priced, is set in an elevated position in beautiful Cortijo Grande, with spectacular views from its terraces across the valley to the ever changing colours of the mountains opposite.

A very private villa, it has ample off-street parking for several cars. Facing due south on 2,500 sq.m. of land, this superb villa is built on split levels and has walled mature gardens with many trees and flowering shrubs, plus a small citrus orchard, as well as a wonderful pool.

The villa has a build of 304.3 m<sup>2</sup> including the pool. On the ground entry level there is a large and comfortable living room with a fan-assisted wood-burning fire, and a very spacious separate reception/sitting/dining area with floor to ceiling built-in cupboards offering ample storage. There is a kitchen with larder and store room, plus a small rear patio. A staircase leads up to the master double bedroom with en suite bathroom, and with its own south facing terrace with wonderful views across the valley as well as to the pool below and gardens. The bedroom has a floor-to-ceiling built-in wardrobe. The staircase in the living room descends also to the lower floor with its two comfortable double bedrooms, one with direct access out to the pool and the other with direct access to a lovely terrace and a section of the garden. Completing the downstairs area is a comfortable bathroom. Both bedrooms have floor-to-ceiling built-in wardrobes.

Back to the ground floor living room, doors lead out onto the main terrace, with a very attractive traditionally-tiled table set in this shaded area for al fresco dining on hot and sunny days. The terrace extends out to a terrace to the right, while to the left the terrace takes you down to the pool area, passing on the way another sitting-out area with fabulous views and leading on to a lovely sitting-out area with flower beds, trees and a view across the pool.

The current owners had the property built for themselves as a comfortable holiday villa in the late 70's and modernized it in the early 2000's when they took permanent residence in the valley, making it even more comfortable. The property is flexible enough to be a comfortable full-time home as it presently is, or as a holiday property. Either way, this lovely villa represents a great investment on both a long and short term basis, as properties of this type in this area also perform very well on the luxury holiday rental market.

Cortijo Grande has 3 bar/restaurants, plus 2 more in Cabrera village situated above the valley in the

Sierra Cabrera. The villa is located about a 10 minute drive to the local village of Turre with its´ many shops, bars and restaurants. A further 5 minutes takes you to the very attractive and lively town of Mojácar on the coast.

**Approximate purchasing costs**

Net price - €349,950  
Purchase tax - €24,497  
Land registry - approx. - €875  
Notary fees - approx. - €1,050  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €31,995  
Final Payment on completion - €314,955

**Approximate running costs**

Yearly council rates (IBI) - €575.00  
Quarterly rubbish collection - €37.07  
Monthly community fees - €47.00

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.



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