



Villa  
5 bedrooms  
4 bathrooms  
582 m<sup>2</sup>  
6,350 m<sup>2</sup>  
Private

REF: VHVL 2078

## Vera

€995,000

This spectacular opulent residence is a unique opportunity to purchase a luxuriously and authentically restored country mansion. Its classical Spanish style, with large, elegant rooms and high ceilings need to be viewed to be fully appreciated. It sits in the middle of lush gardens which provide plentiful organic fruit and vegetable as well as surrounding the house with year-round colour and fragrance. The property is only 10 minutes' drive from the beach and 5 minutes from the centre of bustling Vera, but within its gate it is the ultimate private, luxury hideaway.

The house is approached via a country lane off the N340a. The main entrance to the farm is via an antique set of double gates which opens automatically at the press of a button. The driveway will then lead to the front of the property.

The Villa is accessed via a colonnaded terrace into a large entrance hall. Stairs lead off the hall to the first floor master bedroom suite. An upstairs gallery overlooking the tower sitting room leads to the main bedroom. The master bedroom with views of the Mediterranean Sea is decorated with Arab style relief panels, these form an elegant arch and canopy over the emperor sized bed, the cornice around the room and light fittings, and these together with the rich colours used for the paintwork make this a truly sumptuous room. Yellow marble lines the walls of the master bathroom and forms the steps up to a sunken bath next to a large walk in shower/Turkish bath. Retro style bidet, toilet and pedestal sink complete the bathroom fittings. Adjoining the bathroom is a fully fitted out large dressing room.

Descending back to the ground floor the entrance hall has a study / office to one side, an archway taking you to one of the bedroom suites on the other side, and straight ahead takes you to the tower sitting room. This breath-taking room has travertino marble flooring warmed by underfloor heating in the winter. Following the Arabic theme of the house as inspired by the Alhambra Palace in Granada, the walls are embellished with relief panels and wrought iron double doors are in this style. Facing these doors is a dining room from which two sets of double doors look out to the rose terrace, lime and orange groves and the monument of the Espiritu Santo behind. The combination of the terrace, dining room, tower sitting room and interior patio each one leading to the other makes a huge entertainment area. Indeed the patio has been used as an open air theatre and can seat 35-40 people. A wood burning fire here in addition to the central heating makes for cosy winter dinners.

Continuing towards the back of the house one finds a large and airy kitchen fitted out with wood

panelled units which match the exposed beams of the high ceiling. Features here are a wood burning oven – which bakes pizza and slow roast dishes to equal perfection – in addition to an electric fan assisted one, and traditional recessed shelved alcoves. Utility areas off the kitchen house the oil fired central heating and water boiler, washing machine, fridges as well as storage.

Still on the ground floor are two bedroom suites each comprising sitting room, bedroom and bathroom, both of which look out to the landscape on one side and the interior patio on the other. The larger of these suites has its own entrance and its large sitting room has plumbing and electrics pre-installed as an option to fit a kitchen and make this a totally separate apartment. The bedroom of this suite gives access to the large terrace over the garage.

The large sitting room that is currently used as an artist's studio is part of the third bedroom suite on this level of the property. This part of the Villa also has an exterior door which gives this wing of the estate its own private entrance

From the interior patio large wooden doors open onto the garden and steps straight ahead lead down to the swimming pool, open air shower, barbeque area and poolside pavilion.

The garden close to the house has a mixture of ornamental and fruiting plants and trees. The organic vegetable garden is on this top layer of the farm too.

The main crops of the farm are limes, but there are also orange, almond, olive and figs trees amongst others to provide fruit for the house.

In this dry and sunny climate irrigation is a must for the whole of the farm. The rights to an amount of irrigation water come with the deeds of the farm and this low cost water is provided by an agricultural society – SAT – that the farm is a member of. There is a large underground water deposit to store the water and a fully automatic irrigation system divided into six zones to allow for the varying needs of the different parts of the farm.

Below the south wing of the house is a large wine making area and cellar at the end of which is a large walk in refrigerated wine and food store.

At the side of this wine cellar is a store room for gardening tools and a four car garage.

There are also two large extra store rooms at the back of the massive garage.

**Approximate purchasing costs**

Net price - €995,000  
Purchase tax - €69,650  
Land registry - approx. - €2,488  
Notary fees - approx. - €2,985  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €96,500  
Final Payment on completion - €895,500

**Approximate running costs**

Yearly council rates (IBI) - €955.69  
Quarterly rubbish collection - €39.48

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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