

Country House
6 bedrooms
4 bathrooms
199 m²
640 m²
Private

REF: VHMX 2232

La Muleria

€238,500

La Muleria is a small hamlet about 4 kilometres from the beach and without any amenities, bars or shops. The nearest big town is Cuevas del Almanzora that has everything you need.

This lovely old cortijo has been fully reformed internally and has the possibility of being extended into an even bigger property. The external walls are all original and are stone walls which are roughly 40 cm thick. This means that the insulation of the building is excellent allowing the house to be cool in summer and warm in the winter.

The property is set inside a fully walled plot that is shared with the neighbouring house and has ample garden area as well as a private swimming pool with a plexiglass roof. To access the house there is a large metal gate that is opened manually but could easily be made electric.

The property includes the main house with a built area of 313 square metres (including the patio) and a guest house with a built area of 147 square metres (also including the patio).

The main house has 4 bedrooms, 2 bathrooms and a cloakroom/ WC, all on one level. There is a big fully fitted and equipped kitchen with an island. There is a large living - dining room with an open fireplace.

Going through to the back of the house is a covered terrace that is a utility area with a washing machine and this leads out to a backyard. At the end of the backyard there are 2 caves approximately 4 metres deep. There are also various other storage rooms.

The guest house consists of 2 bedrooms and 2 bathrooms with an open plan kitchen - diner - lounge. On the ground floor is 1 bedroom and 1 bathroom next to the diner - lounge and upstairs, on the first floor are the second bedroom and bathroom.

The sale price includes some of the furniture.

NET PRICE: 265.000 €
PURCHASE TAXES: 21.200 €
NOTARY FEES - APPROX.: 800 €

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LAND REGISTRY - APPROX.: 660 €
TOTAL PRICE: 287.660 €
Price valid until sold.
Conveyancing not included.
The rates applied are the highest, and the buyer may, due to their characteristics, benefit from some tax deductions. The property A. I. D. is available at our office according to the decree 218/2005 of 11 of October that regulates the information regulation for the consumer in the purchasing-selling of property in Andalusia.

Location
On the Google map click on "enlarge map" and the exact location of the property is marked with the pin.

Golf courses x 3:
Marina de la Torre in Mojacar, Valle del Este in Vera and Desert Springs in Cuevas del Almanzora.

Airports:
Almeria 1 hour, Murcia 1 hour 10 minutes, Alicante 2 hours, Malaga 2 hours 30 minutes.

Approximate purchasing costs
Net price - €238,500
Purchase tax - €16,695
Land registry - approx. - €596
Notary fees - approx. - €716
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €20,850
Final Payment on completion - €214,650

Approximate running costs
Quarterly rubbish collection - €36.78

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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