





Country House

6 bedrooms

One bathroom

 172 m²

 1.32 hectares

REF: VHMX 2244

Mojacar

€299,000

Cortijo Las Palmeras is a traditional country house set on a large piece of land for sale in the Huerta Baja of Mojacar village in Almeria, Andalusia with beautiful views of the village itself and out across the rugged landscape.

The house is in need of a complete renovation and would be a very exciting project for anyone looking for this type of endeavour. The house has masses of potential to be converted into a stunning property on a large plot of land only minutes by car from Mojacar village. The unusual thing about this property is that it has water running continuously down the irrigation channel from the fuente and this is just a few metres from the house. In this arid area it is practically unheard of to have a "stream" in the garden!

The land is fertile, irrigation soil and is fed by water from the fuente on a rotation basis. For this reason there is a water deposit measuring 96 m² to hold the irrigation water for the land. The entrance to the property is via a tarmac road that leads down from the main road. Within minutes you can be either in the village, at the fuente area where there are shops and bars, or down at the beach with all the amenities.

The cortijo itself is in need of a total reform and at present is distributed as follows: on the ground floor is a large kitchen – dining room with doors out to a big north-east facing terrace with a fig tree. There is a large reception hall and living room with 5 rooms leading off the corridor and 1 bathroom with shower. One of the rooms has a door to a small south facing terrace, all the rooms have windows for natural light.

Stairs lead up to the first floor where there is an open room that could be an office or second sitting room with access to another large terrace. There is one more bedroom on this level. From the terrace there are more external stairs leading up to the roof terrace at the top of the property with fabulous 360° views.

Next to the house is a storage area and there is another small building to house tools and machinery. The cortijo gets its name from the mature palm trees growing near the irrigation channel. This will make a very special home for someone.

NET PRICE: 299.000 €

PURCHASE TAXES: 23.920 €
NOTARY FEES - APPROX.: 900 €
LAND REGISTRY - APPROX.: 750 €
TOTAL PRICE: 324.570 €

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 for sale in Mojacar Costa Almeria Andalusia is marked with the blue pin. You are only a few minutes drive to either the beach or village of Mojacar.

Airports

Almeria airport is 45 minutes drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

Golf Courses

Mojacar golf course: Marina de la Torre, Vera golf course: Valle del Este and Cuevas de Almanzora golf course: Desert Springs.

Mojácar is a municipality situated in the province of Almería (Andalusia) in Southern Spain, bordering the Mediterranean sea. It is 90 km from Almeria, the capital of the province. Mojacar has an elevated mountain village displaying the traditional white colour houses from its earlier days and is a historic landmark of our area. Mojacar has 17km of beautiful open beaches and rugged coastline.

Mojácar has around 320 days of sun per year and an average yearly temperature of 20 °C.

Approximate purchasing costs

Net price - €299,000
Purchase tax - €20,930
Land registry - approx. - €748
Notary fees - approx. - €897
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €26,900
Final Payment on completion - €269,100

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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