





Country House

4 bedrooms

2 bathrooms

 223 m<sup>2</sup>

 6,000 m<sup>2</sup>

EPC Consumption: B

EPC Emissions: B

**REF: VHMX 2388**

## Carboneras

**€278,000**

This is a beautiful property for sale that has been lovingly restored by the owners and is located in a tranquil spot at the foot of the Sierra Cabrera mountains in Cueva del Pájaro near Carboneras town, Almeria, Andalusia and is 9km from the sea.

The main house consists of 2 floors. The ground floor measures 190.99 m<sup>2</sup> and the upper floor is 31.91 m<sup>2</sup> constructed area. There is also another building (a new build) that consists of a garage and a studio / workshop. The house is situated on a large plot of land with a tennis court and a swimming pool.

The main house is full of original features such as the arches into the rooms and the handmade stain glass windows (original work by the owner) which make the house so unique. Coming in through the front door, you walk into a study / office area with built-in desks and shelving. Then you go through a traditional archway into the first sitting room with a log burner set inside the traditional cortijo fireplace. Off the sitting room is a good-sized double bedroom and a little room off this that has been used as an exhibition room by the artist for her glass artwork, however it would make a perfect en suite bathroom.

From the lounge you walk into a large kitchen, fitted and equipped with plenty of work top and storage space. There is a good-sized larder too. The original ceramic water bottles are there in the stand reminiscent of times gone by. The back door leads out to covered terrace and the garden. The kitchen then leads into the main sitting room with an open fireplace. This is a spacious sitting room with windows looking out onto the garden. Some steps lead down to another room with a sofa and chairs which could be used as a TV room / office / bedroom.

From the kitchen you walk into a hallway with built-in cupboards for storage, there is a family bathroom with shower, another large double bedroom with a window onto the back of the property and a built-in wardrobe with beautiful old wooden doors. A door opens onto the staircase going up to the large bedroom on the upper floor with an en suite bathroom with walk-in shower. This is a very spacious room with space for an extra sitting room or dressing area. There are steps out to an enormous roof terrace with stunning views of the valley. This really is a very special spot.

There is another building that houses the lock-up garage of 60m<sup>2</sup> on the ground floor and the large 60m<sup>2</sup> art studio or workshop on the upper floor. Going up some external stairs you reach the pool and pool area as well as the entrance to the studio. The pool can also be reached via steps leading from the

back covered terrace with built-in sofas and BBQ. The garden extends from here to the tennis court with places to sit and enjoy the views and tranquility. There is another storeroom for extra storage.

This property would be ideal for anyone looking for a large work space / art studio in a peaceful location only 15 minutes from the beaches of Carboneras and Cabo de Gata natural park. Furnishings included.

NET PRICE: 335.000 €  
PURCHASE TAXES: 26.800 €  
NOTARY FEES - APPROX.: 1.000 €  
LAND REGISTRY - APPROX.: 800 €  
TOTAL PRICE: 363.600 €

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 above Google map click on enlarge map and the exact location of the property for sale in Cueva del Pájaro, Carboneras, Almeria, Andalusia is marked with the blue pin.

#### Airports

Almeria airport is a 35 minute drive, Murcia airport is a 1 hour 30 minute drive, Alicante airport is 2 hours away and Malaga airport is 2 hours 30 minutes away.

#### Golf Courses

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

#### Approximate purchasing costs

Net price - €278,000  
Purchase tax - €19,460  
Land registry - approx. - €695  
Notary fees - approx. - €834  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €24,800  
Final Payment on completion - €250,200

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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