






Village House

6 bedrooms

One bathroom

 243 m<sup>2</sup>

 478 m<sup>2</sup>

 Private

**REF: VHMx 2408**

## Carboneras

**€159,000**

Large detached town house with private pool, garden and huge terrace for sale in a tranquil spot at the foot of the Sierra Cabrera mountains in a small hamlet called Cueva del Pájaro near Carboneras town, Almeria, Andalusia, 9km from the sea.

The property is distributed on two floors and at one end, there is a garage with an area at the back that is planned for a kitchen and upstairs a large room that can be divided into bedroom and bathroom with access to a terrace of 20m<sup>2</sup>. This is an unfinished project that a purchaser could complete and have a separate property to rent out. This end part is not connected to the main house.

The main house dates from 1900. The ground floor consists of a traditional entrance hall with arched doorways with feature columns leading into the different rooms, 2 double bedrooms, a family bathroom with walk in shower and window for natural light, a large kitchen with an open fireplace and a breakfast table and chairs, a very good sized sitting - dining room with a second smaller fully fitted and equipped kitchen leading off from this, a pantry and the stairs leading up to the first floor.

Upstairs there are 3 more double bedrooms all with windows looking out to the view of the mountains. Plus there is a very large terrace measuring 64m<sup>2</sup> with beautiful views of the valley.

At the back of the house is a pool that is in need of repair (and without a pool pump) and some terracing and to the side of the house there is more terracing and a shed. The land could be turned into a beautiful garden area.

At present the ground floor of the unfinished building at the end of the property is being used as a garage (no garage door). The front of the main house has a small terraced area leading to the front door and to the left of the main house is another terrace which is covered and has a built-in barbeque. From this terrace there are steps leading up to the pool, terracing and shed at the rear of the property.

This is a peaceful area to enjoy the beauty of the surrounding countryside.

\*\*\*\*\*PURCHASE TAXES ARE NOW 7% ON ALL PROPERTIES IN ANDALUSIA UNTIL 31.12.2021 (SO TAXES BELOW TO BE ADJUSTED ACCORDINGLY)\*\*\*\*\*  
NET PRICE: 195.000 €

PURCHASE TAXES: 15.600 €  
NOTARY FEES - APPROX.: 700 €  
LAND REGISTRY - APPROX.: 500 €  
TOTAL PRICE: 211.800 €

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 - €159,000  
Purchase tax - €11,130  
Land registry - approx. - €398  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €12,900  
Final Payment on completion - €143,100

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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