





Villa

4 bedrooms

3 bathrooms

 415 m²

 1,515 m²

REF: VHMx 2411

La Muleria

€294,900

Large detached villa on a plot of 1,515m² for sale in the small hamlet of La Mulería, Almería, Andalusia, only a 5 minute drive (6 km) from the coast and beaches of Villaricos and Vera Playa.

The villa has 2 floors and is set on a large plot (with plenty of space to put in a pool) and mature trees. The plot is completely fenced in and the property has two entrances, one from the main road at the front leading into the garden and front door, the other at the rear of the property via a walkway that leads straight into the patio and kitchen on the first floor.

The ground floor consists of a very large garage and work shop measuring 193m² built area. There are windows onto the back of the house and there is a fireplace down here too as well as a bathroom.

There is a porch at the front of the villa leading to the front door and walking through, you come into a large entrance hall with a door to the left going into the garage and a grand staircase leading up to the living space on the first floor.

The first floor measures 190m². There is a spacious hall that takes you to the sleeping quarters on one side and the sitting room, dining room and kitchen on the other. The sitting - dining room is large and spacious with a fireplace on one side and windows looking out to the surrounding countryside. From the dining room you head into the big kitchen with a breakfast bar, table and chairs, pantry and access to a terrace with the washing machine in a closed off area. From this terrace a walkway leads to the road at the back of the property where there is plenty of space to park the car and a small shed to keep firewood. This access is ideal to take shopping directly from the car to the kitchen without having to go up the stairs.

Between the sitting room and the master bedroom is a covered terrace with lovely views of the mountains in the distance. The master bedroom has these same views and benefits from a dressing room with lots of wardrobes and an en suite bathroom with a semi-circular bath and double basins as well as a window for plenty of natural light. There are 3 further double bedrooms, all with built-in wardrobes, one of which is being used as an office at the moment and has a balcony. There is a family bathroom with walk-in shower.

The villa has been finished to a very good standard throughout and has masses of potential to put in a

swimming pool and landscape a wonderful garden.

The property is very close to the coast, only 6 km away, and there are many beaches and coves to choose from. There are also many restaurants and bars in the surrounding hamlets and villages to choose from. The nearest small supermarket is a couple of minutes away in the car.

*****PURCHASE TAXES ARE NOW 7% ON ALL PROPERTIES IN ANDALUSIA UNTIL 31.12.2021 (SO TAXES BELOW TO BE ADJUSTED ACCORDINGLY)*****

NET PRICE: 295.000 €

PURCHASE TAXES: 23.600 €

NOTARY FEES - APPROX.: 900 €

LAND REGISTRY - APPROX.: 800 €

TOTAL PRICE: 320.300 €

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:

Desert Springs in Cuevas del Almanzora; Marina de la Torre in Mojacar; Valle del Este in Vera.

Airports:

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

Approximate purchasing costs

Net price - €294,900

Purchase tax - €20,643

Land registry - approx. - €737

Notary fees - approx. - €885

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €26,490

Final Payment on completion - €265,410

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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