



Villa
 7 bedrooms
 8 bathrooms
 584 m²
 1.5 hectares
 Private
 EPC Consumption: E
 EPC Emissions: F

REF: VHMx 2503

Turre

€999,950

Finca Los Olivos offers the option of elegant living in a tranquil location or an exclusive business opportunity for anyone wishing to embrace the culture and lifestyle of this beautiful area of southern Spain.

This unique villa, designed for gracious living and entertaining, is situated in a beautiful tranquil location just 2.5 kilometres (1.6 miles) from Turre, a typically Spanish village and 10 kilometres (6.25 miles) from the seaside of Mojacar with its picturesque village, and the fishing port and marina of Garrucha.

The property consists of six buildings, a large house of approximately 430m², a second building of 123m², designed to be modified into a two bedroom bungalow or four en suite bedrooms. There are two casitas adjacent to the swimming pool, one of which houses the Summer Kitchen, the second is the Garden Room, a quiet place in which to work, read, or simply relax. In addition, there is an irrigation casita and a covered car port.

Access to the fully fenced property is by means of a private drive from the A6111 road. Entrance to the property is via one of two remotely operated gates, one leading to the main house, the second to the agricultural areas, a double garage and a covered parking area for four cars. Pedestrian access from this driveway to the main house is via an arched gate passing through a pretty, well stocked garden area which also leads to the Garden Room, Summer Kitchen and Pool terrace.

The main house has many interesting features and offers spacious accommodation which can easily be adapted to suit a range of needs. It was designed by a local architect and constructed by a local builder and provides spacious accommodation with the emphasis on comfortable living and an outdoor lifestyle. The property has been sympathetically extended and renovated by the current owners using only quality materials and the skills of local craftsmen. The unique design of the house offers the opportunity to find sun or shade at any time of the day.

There are 5 generous double bedrooms each with fitted wardrobes and en suite bathrooms. Four of the bedrooms are located on the ground floor (three of which also have dressing rooms).

The ground floor living area is open plan and consists of a large fully fitted kitchen/ sitting room with fireplace, dining area, preparation area with an adjacent laundry and utility room. From the sitting area

there is access to a pretty private courtyard and beautiful views of the surrounding countryside. Also on the ground floor is a large study/office which has built in furniture enabling two people to work in comfort, storage cupboards and a feature fireplace.

From the main entrance hall there is access to a visitors' cloakroom and to a balustraded open terrace which benefits from a sunny aspect for most of the day and from where there are magnificent views towards the mountains. The basement area, accessed from one of the bedrooms, has been fitted out to provide an additional storage facility.

There is also ample space and facilities to entertain guests either within the house or outdoors. The four large terraces surrounding the house and the poolside facilities create sunny and shady areas for relaxation at any time of day and are the main focus for outdoor living, creating an opportunity to make the most of the wonderful Almerian climate.

The first floor accommodation includes the following:

Master bedroom with en suite bathroom, fitted mirrored wardrobes and a dressing room with additional spacious fitted wardrobes. There is an open terrace which offers stunning views of the garden, the mountains and surrounding area. A very large family sitting room with feature fireplace, offering magnificent views of the mountains and the villages of Turre and Mojacar. In contrast, there is also a small 'den' with feature display unit and seating area.

There is a second building of 123m² that has been designed to offer the new owners a choice of several options for development either as a two bedroomed apartment with en suite bathrooms, a kitchen and sitting room; or four additional bedrooms with en suite bathrooms; or workshop facilities.

There are formal, landscaped and well stocked gardens at the front of the house, private gardens at the rear and a large agricultural area which includes in excess of 200 mature olive trees, almond, citrus and a variety of fruit trees. With such a large garden there is need for a comprehensive irrigation system. This is housed in its own casita with duplicated filters and pumps to enable maintenance to be carried out on one system whilst the second system continues to function. There are four water deposits providing storage for up to 20,000 litres together with the necessary irrigation piping.

The pool terrace includes a large built-in BBQ area. The pool is an infinity salt water pool.

The house benefits from oil fired central heating and all the principal rooms have air conditioning units installed. All windows are double glazed and the majority are fitted with mosquito blinds. The property has mains water, electricity, broadband and wi-fi. Sale includes some furnishings and all of the agricultural equipment and a four wheel trailer.

This villa would make an amazing home or a gorgeous holiday home or has the potential to be turned into a business such as a B&B.

At the present time in Andalusia, there has been a reduction in the transfer tax or stamp duty to 7% if you are going reside permanently in the property (a reduction from the original 10%).

Location

Set back from the A6111 road, within a flat 15,000 square metre plot, the property enjoys spectacular views of the Sierra Cabrera mountains, Turre, Mojacar Pueblo and Bedar. Junction 520 of the A7/E15 autovia is only 4 kilometres (2.5 miles) away and provides excellent access to Barcelona in the east, Cadiz in the west and Madrid to the north.

Turre Village

Turre is a typical old Spanish village where there is a Town Hall, police station, medical centre, school and a good variety of shops, cafes and restaurants. The village retains its Spanish identity with several annual fiestas and a market in the square every Friday.

If you would like to see more photos please request a PDF.

Approximate purchasing costs

Net price - €999,950

Purchase tax - €69,997

Land registry - approx. - €2,500

Notary fees - approx. - €3,000
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €96,995
Final Payment on completion - €899,955

info@veritashomes.co.uk

+34 950 472 430

<https://veritashomes.co.uk/2503>

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

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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