

Villa
4 bedrooms
4 bathrooms
364 m²
1,864 m²
Private
EPC Consumption: E
EPC Emissions: E

REF: VHVL 2518

Mojacar Playa

€795,000

Large South facing Cortijo style Villa and separate annex set on an extensive urban plot of 1.864 mts2 in a sought-after residential area of Mojacar Playa within easy walking distance to the sea. The property benefits from a garage, an exuberant and mature garden and private swimming poll. The property offers great sea and mountain views, and the purchaser of this property could keep the property as is, or extend, or even segregate the land and develop up to 3 good size independent Villas with private swimming pool and so on, subject to the relevant planning permission.

The property is set in a sought-after residential area of Mojacar Playa, within walking distance to the beach and all amenities and services. All in all, this charming Cortijo style Villa has a built area of approx. 363.77 mts2 distributed between a large covered porch, double wooden doors into an entrance hall with a hallway to the left leading to 2 double bedrooms one being an en suite, and a family bathroom; and from the entrance hallway to the right there is a cloakroom. A few steps down from the entrance hall there is large seating room with an open fireplace and French doors into a covered terrace which leads to the magnificent mature garden and pool with a covered shaded area; on the other side of the seating room there is a dining room which is being used as a second seating area, then to the right and a few steps up there is the third bedroom which is being used as a study / art workshop - this area has a pre-installation and space to be converted into a an en suite bedroom, and on the other side there is large family kitchen / dining room with access to one of the sides of the property and from there to the mature garden planted with centenary trees and pool as well as the double garage and storeroom. The adjacent building is a studio apartment which can be accessed independently from the garden or from the main property. This building also benefits from a lovely terraced area.

This charming and immaculately presented and very comfortable home has exposed wooden beams in the ceiling of the seating rooms, dining room and kitchen, 2 open fires, roof terrace, and so on. The pool is very secluded. The plot is fenced on one side and walled to the front with a double garage on one side and double gate on the other so off-street parking here will never be a problem. Property such as this in a very large urban plot with a well-established and secluded garden with centenary trees, sea and mountain views and also full of character is hard to come by so those interested should not waste any time and book a viewing appointment as soon as possible to avoid disappointment.

Approximate purchasing costs

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

Net price - €795,000
Purchase tax - €55,650
Land registry - approx. - €1,988
Notary fees - approx. - €2,385
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €76,500
Final Payment on completion - €715,500

Approximate running costs

Yearly council rates (IBI) - €1,234.65
Quarterly rubbish collection - €51.40

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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