





Villa

5 bedrooms

5 bathrooms

 679 m<sup>2</sup>

 1 hectare

 Private

EPC Consumption: G

EPC Emissions: G

**REF: VHVL 2532**

**Vera**

**€735,000**

Magnificent detached Villa set on a 10,000 mts<sup>2</sup> freehold plot in the outskirts of the Village of Vera a short drive to the village and to the coast all their services and amenities and with easy access to the road network of roads and motorway.

The Villa is approached by an asphalted road and its access is via a remotely operated car gate access and a pedestrian gate. The main Villa is built in an area of 553.35 mts<sup>2</sup>. It is distributed on two levels: ground and semi basement area. The ground level is comprised of a large L shape veranda of approx. 97.60 mts<sup>2</sup>, a vast entrance hall followed by a large living room which communicates directly through large French windows to the veranda and wide arches to the large dining room and to an equally large kitchen with a larder. Off the kitchen there is a large covered terrace which is used as a utility area. Here there is also a cloakroom and an office. In the wing of the Villa where the bedrooms are is comprised of a wide hallway leading to the master bedroom with ensuite bathroom, a library, two further double bedrooms and a family bathroom. The semi-basement level is communicated between internal stairs leading from the hall or via the side of the property without the need to use any stairs. The semi basement has lots of natural light and is comprised of an open plan living / dining / kitchen area with a breakfast bar, 2 bedrooms, a bathroom, a large garage which has been converted into a gym and a wine cellar built around a rock, another office / study and so on.

The second building has 50.60 mts<sup>2</sup> and it is all open plan. Here is where the boiler and oil tank are located and the rest of the area in this building is used as a storeroom. This building already has windows and could be easily converted into an independent annex! To the side of this building there is an underground water tank which is used to store the agricultural water the property has rights to. The Villa also has access to a 2nd source of mains agricultural water and of course mains potable water and electricity. Adjacent to the saltwater swimming pool area there are a large portable wooden cabin bar / kitchen area, a pergola, seating area for dinning al fresco, barbecue area with built in BBQ, a wet room with toilet and changing room con 12.19 mts<sup>2</sup> and so on. Within the 4,000 mts<sup>2</sup> of the plot that is dedicated for the house, its outbuildings, 62.50 mts<sup>2</sup> swimming pool, landscaped garden, etc. there is also a covered area to park several cars. The other 6,000 mts<sup>2</sup> or so of land is kept rustic and the opportunities the owners will have to make use of the land is simply infinite. The entire 10,000 mts<sup>2</sup> plot is either walled or fenced.

The property was built by its current owners for their own use and therefore there was a lot of thought

put into the project and as one would appreciate when visiting the property, no money was spared during its construction and the quality of the materials used are obvious throughout from the floor and wall tiles to the wood carpentry, to the lightings and fixtures and fittings, to the quality of the windows and doors, etc. Additionally, the Villa benefits from double glazing throughout, oil central heating and so on. This is a must-see property for those with an eye for details and are looking for a home in the outskirts of a town live on it full-time or as a second home. Virtual viewing is available.

**Approximate purchasing costs**

Net price - €735,000  
Purchase tax - €51,450  
Land registry - approx. - €1,838  
Notary fees - approx. - €2,205  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €70,500  
Final Payment on completion - €661,500

**Approximate running costs**

Yearly council rates (IBI) - €767.61

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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