

Commercial
One bedroom
2 bathrooms
278 m²
470 m²

REF: VHCO 2603

Cabrera

€490,000

Great opportunity to purchase a distinctive and singular Bar-Restaurant in Sierra Cabrera, a Moorish Village in the south-eastern of Spain, for sale with a 1 bed-apartment. The freehold has a plot of 470.20 mts2 with a built area of 278.38 mts2 on two levels. This restaurant is unique and characteristic, an icon in the vicinity, situated in the south-eastern of Spain in the distinctive and picturesque development of the Cortijo Cabrera which is set on the hills of Sierra Cabrera, 10 minutes from the village of Turre and 15 minutes from the coastal resorts of Mojacar, Garrucha and Vera.

The building itself is historical, dating back to the days of the Moors and Christians in the period of the 11thcentury when it was built as a Mosque and later in history in the 13th century was converted to a Catholic church, more recently into the popular restaurant that it is today. It´s a peaceful and stunning blend of historical and gastronomy excellence. From the west terrace, you can dine and observe the wonderful tranquil views of the valley together with the soothing sight of the mountain with the backdrop of the ancient 1000-year-old historical protected adjacent Tower. Features include:

• The style of the decorations is charming, warm, and characteristic.
• Seating capacity consists of 65 internally, plus the bar area, another 70 + in the west facing terraces and additional 70 + in the east facing terraces, its photogenic and ideal for wedding and other receptions as well as live open air music functions, facing the tennis court. and in the south the petanque courts,
• An additional first floor activity/meetings/games room with a pool table.
• An additional temperature-controlled wine room.
• An external traditionally classical built wood oven
• A laundry room.
• A charming one-bedroom apartment above the restaurant.
• The restaurant and kitchen are completely fully fitted with a compartmented walk-in fridge-freezer, every item and equipment completely functioning and ready to start operating.
• Ample parking area.

In the vicinity there are several golf courses and beaches, the closest within 15 minutes. Almeria Airport is withing 45 minutes. Murcia Airport one hour 30 minutes. Alicante Airport 2 hours. 10 minutes' drive from the A7 E15 motorway linking the area and the rest of Spain and Europe. 15 minutes to the new fast train station currently under construction in Vera.

info@veritashomes.co.uk | +34 950 472 430 | https://veritashomes.co.uk/2603
Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

Everything is included in the price and the premises is ready to start operating immediately. Optionally there is adjacent land available for building a small hotel and spa.

Approximate purchasing costs
Net price - €490,000
Purchase tax - €34,300
Land registry - approx. - €1,225
Notary fees - approx. - €1,470
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €46,000
Final Payment on completion - €441,000

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.

REF: VHCO 2603













info@veritashomes.co.uk | +34 950 472 430 | https://veritashomes.co.uk/2603

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