




Villa

4 bedrooms

2 bathrooms

 235 m<sup>2</sup>

 5,000 m<sup>2</sup>

**REF: VHMX 2613**

## Mojacar

**€320,000**

Solid, well-built villa for sale in the “Las Alparatas” area of Mojacar in Almeria, Andalusia with a large olive grove, garage and beautiful mountain views.

### Overview

This villa has been well built with very good quality materials including double glazed windows. The whole plot measures 5000m<sup>2</sup> and has been fenced in. A large part of the land is covered in olive trees and there is agricultural water available for the land, trees and garden. Las Alparatas is part of the municipality of Mojacar and is a ten-minute drive from the coast of Mojacar and Garrucha. The villa is located between the towns of Turre, Mojacar and Garrucha all with good amenities, restaurants and bars. The property enjoys lovely views of the Sierra Cabrera mountains.

### Layout

Ground floor – On this level there is a spacious hallway with the stairs leading up to the first floor, kitchen, living-dining room, two bedrooms, a bathroom and a large covered porch / terrace. The independent kitchen is fully fitted and equipped with fridge – freezer, gas hob, electric oven, dishwasher and counter microwave. There is plenty of room for a large breakfast table and chairs in this kitchen and there is direct access to the terrace. The living-dining room has a feature fireplace and double patio doors leading out to the enormous, partially covered terrace looking out to the olive grove and gardens. There are two double bedrooms with built-in wardrobes and a full bathroom with a feature corner bath.

First floor – There are two double bedrooms with built-in wardrobes and windows looking out to the views over the countryside, as well as one full bathroom with a bath. There is also a large terrace / solarium of 89m<sup>2</sup> with views on all sides of the property.

### External areas

Gardens. Olive grove watered with agricultural water.

Sale includes: Alarm. Security bars on all the windows and doors. Large garage with electric door. Fencing of the whole property. Furniture and white goods (ornaments and personal items are not included).

### Location

For the precise location, see the pin on Google maps above.

#### Airports

Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

#### 4 Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

#### About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

#### Approximate purchasing costs

Net price - €320,000

Purchase tax - €22,400

Land registry - approx. - €800

Notary fees - approx. - €960

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €29,000

Final Payment on completion - €288,000

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.



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