





Town House

3 bedrooms

2 bathrooms

 104 m<sup>2</sup>

 173 m<sup>2</sup>

 Communal

**REF: VHMx 2621**

## Los Gallardos

**€149,500**

Lovely townhouse on two floors with a solarium and large private garden for sale on the urbanisation "Los Rosales" in Huerta Nueva, Los Gallardos, Almeria.

### Overview

Townhouse with 3 bedrooms, 2 bathrooms and 1 cloakroom distributed on ground and first floor with a solarium. The garden is southwest facing as well as the terrace on the first floor. There is a numbered parking space with the property.

### Layout

Ground floor – Access to the property is up a few steps to the garden and front door. A hall leads to the separate fitted kitchen with fridge/freezer, electric hob & oven, microwave, dishwasher and washing machine with a window onto the garden; the lounge-diner has a large window and patio doors giving onto the garden; there is one double bedroom with built-in wardrobes and a full ensuite bathroom with bath, bidet, basin and toilet as well as windows that access the terrace and garden. There is also a cloakroom / WC opposite the kitchen.

First floor - On the first floor there are two double bedrooms with built-in wardrobes which both have access to the large terrace overlooking the garden. There is also a full bathroom with bath, bidet, white marble basins and toilet plus a window for light and ventilation.

Solarium – from the terrace on the first floor, there are external stairs leading up to the solarium which has 360° views of the Sierra Cabrera mountains, Mojacar village and the sea in the distance. There is also a water point for connecting a hose pipe.

### External areas

The property has its own private L-shaped garden with citrus trees and plenty of space if you wanted to have a garden shed. The terrace on the first floor is also southwest facing and there is the private solarium which borders the neighbours' roof terraces. A walkway within the community takes you to the communal swimming pool surrounded by grass lawns.

### Sale includes:

Numbered parking space. Piped gas. Gas water heater. Air conditioning (hot and cold air). Fully

furnished plus white goods.

#### Location

For the exact location please click on "enlarge" on the Google map, above right. Huerta Nueva is a residential area only a couple of minutes' drive from Los Gallardos town or a fifteen minute walk away. It is an ideal place to live full time or to holiday in and has lots of amenities and services in the nearby town. The beaches of Mojacar, Garrucha and Vera are about a 15 minute drive from here.

#### 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 - €149,500  
Purchase tax - €10,465  
Land registry - approx. - €374  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €11,950  
Final Payment on completion - €134,550

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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