



Country House

2 bedrooms

One bathroom

 65 m<sup>2</sup>

 4,716 m<sup>2</sup>

 Private

**REF: VHMX 2646**

## Los Gallardos

**€240,000**

Unique opportunity to buy a cortijo in the municipality of Los Gallardos in Almeria, Andalusia with a private pool and completely fenced in.

### Overview

This newly built country house is located in a tranquil rural area between the towns of Los Gallardos and Turre, with easy access to the main road and beautiful views of the Sierra Cabrera mountains. Both Turre and Los Gallardos are within a few minutes' drive and have all the necessary services. This south-facing property is distributed on one level. There is the possibility of building a second floor.

### Layout

The front door opens into a hallway with the two bedrooms leading off from this. An arch leads into the living-dining room and open plan kitchen. The kitchen has a fireplace and a window looking out to the side. There is cupboard / pantry providing plenty of storage and a bathroom with a shower. The front of the house has a covered porch for alfresco dining.

### Sale includes:

Fully furnished. Air conditioning units (hot and cold air) in the bedrooms and living area. Connection to the electricity network. A water deposit of 10,000 litres.

### Exterior areas

Well-kept gardens, fruit trees, olive trees, private fenced pool.

### Location

For the precise location, see the pin on Google maps above. The sea is a short drive away, as are several golf courses. It is about fifteen minutes from the beaches of Mojácar, Garrucha and Vera.

### 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 - €240,000  
Purchase tax - €16,800  
Land registry - approx. - €600  
Notary fees - approx. - €720  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €21,000  
Final Payment on completion - €216,000

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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