

Town House
5 bedrooms
2 bathrooms
280 m²
105 m²

REF: VHMX 2657

Turre

€250,000

Large townhouse for sale in Turre, Almeria, Andalusia on a corner plot and distributed over three floors including a basement and two terraces.

Overview
This large property is on the edge of Turre town but within a couple of minutes' walk of supermarkets, shops, banks and restaurants. The views are mainly over the countryside with no buildings on one side. The property consists of 3 levels: large basement with a window, ground floor and first floor with 5 bedrooms and 2 bathrooms. There are two terraces, both covered, one is at the entrance level and the other on the first floor.

Layout
Ground floor: Entry to the house is via a pedestrian gate that takes you up a few steps to a covered porch with space for chairs and to the front door. Going through the front door, is a large hallway leading to all the rooms on this level. There is a spacious independent kitchen fully equipped and fitted with electric hob and oven, dishwasher, ceiling fan and fridge-freezer as well as plenty of room for a breakfast table and chairs. A door from the kitchen leads out to the utility patio with washing machine. The sitting - dining room has a wood burning stove and is very light. There is one double bedroom with fitted wardrobes and a bathroom with a walk-in shower.

First floor: There are four bedrooms on this level, 2 with fitted wardrobes and 2 with free standing wardrobes. Two bedrooms have double doors leading out to a covered terrace with views of the countryside and the other two have access to balconies. There is a full bathroom on this level with bath and walk-in shower, bidet, and toilet.

Basement: This is accessed via internal stairs and is the size of the whole house. There is a window for natural light at one end.

Sale includes: Fully furnished. Alarm. Pre-installation of central heating. Roller blinds on all the windows. Wood burning stove.

Location
For the precise location, see the pin on Google maps above. The property can be found at the edge of

Turre town, very close to the shops as well as plenty of bars and restaurants.

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 - €250,000
Purchase tax - €17,500
Land registry - approx. - €625
Notary fees - approx. - €750
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €22,000
Final Payment on completion - €225,000

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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