

Town House
3 bedrooms
One bathroom
205 m²
292 m²

REF: VHMX 2658

Cuevas del Almanzora

€159,500

Quirky townhouse connected to a cave house, for sale in Cuevas del Almanzora town in Almeria, Andalusia with a large solarium and only 9 kilometres from the Palomares beach.

Overview
This is an unusual property as it comprises of a townhouse with 3 bedrooms and 1.5 bathrooms, lounge, and kitchen-diner plus 5 further cave rooms that have been built directly into the hillside at the rear of the property. The cave rooms have been refurbished and are in excellent condition and the main house has been very well maintained and is ready to move into. The house has distant sea views and is distributed on two floors with a large solarium that can be accessed via internal stairs. The property has all mains services: electrics, water, and sanitation. Cave houses are both cool in the summer and warm in the winter, making them ideal for all year around use.

Layout
Ground floor: The front door opens directly into the lounge with a wood burning stove. The wooden front door has glass panels that allows light into the sitting room. At the far end of the lounge are lovely, old, wooden, double doors that open into the cave rooms. Going through a lateral door, you go into the central hallway with the separate kitchen-diner on one side and the cloakroom / guest WC on the other. The kitchen is fitted and equipped with an electric hob and fridge-freezer as well as two breakfast bars for dining and windows looking out to the street. There is plenty of room here to extend the kitchen and install more units.

Going into the caves at the back of the house there is a sitting room, dining room, hallway, storeroom / utility room and office area. The floors are tiled and the ceilings are vaulted.

First floor: There are 3 double bedrooms and a modern bathroom with bath. Internal stairs lead up to the solarium which is the size of the house with views of the sea in the distance.

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

Airports
Almeria airport is a 1 hour drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and

Malaga airport is 2 hours 45 minutes.

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

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 - €159,500
Purchase tax - €11,165
Land registry - approx. - €399
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €12,950
Final Payment on completion - €143,550

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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