





Villa

4 bedrooms

2 bathrooms

 226 m²

 2,591 m²

 Private

REF: VHMx 2683

Turre

€319,000

Charming villa with lovely mountain views on a large plot of land for sale between Turre and Mojacar in Almeria, Andalusia with a pool, fruit trees, and covered parking area.

Overview

This villa is set on one floor with terracotta tiles throughout, and offers 4 bedrooms and 2 bathrooms. There is a front covered terrace looking out to the street and a rear partially covered terrace that overlooks the pool area. At the far end of the pool area is a storeroom and a pergola in the garden providing shade for the summer months. A long driveway leads to the double car port and to the left of this are some fruit and olive trees in a separate enclosed area. The plot is completely walled and fenced in, separating the house and pool area from the other areas of the driveway and the fruit trees.

Layout

There are three different ways of entering the villa and parking is possible both at the front of the property as well as driving around the side of the villa to the driveway and double car port. At the front of the villa there are a couple of steps up to a covered porch overlooking the street and leading to the front door. You can also go to the pool area direct from here via a side entrance. The front door opens into a hallway that leads to the main bedroom on the right and straight ahead to the living area. The main bedroom looks out to the front and has a separate dressing room with a window to the garden and 4 large wardrobes for plenty of storage. There is an ensuite bathroom with a built-in shower and a window to the covered porch.

Going through to the main living area, there is a large, open plan kitchen – dining room with an arch opening into a sunny sitting room that has patio doors to the partially covered terrace of 22m². The kitchen has traditional style, wooden units with black marble counter tops, an island and a fridge-freezer, electric oven and gas hob as well as a wood burning stove in one corner. The sitting room has windows on all sides and a feature gas fireplace.

There are 3 further double bedrooms, one off the sitting room and two off the dining- kitchen area. There is a second bathroom with a bath, that connects to the living area and to one of the bedrooms. One of the bedrooms has a door opening directly to the garden at the side of the villa and another bedroom has a window looking out to the pool area.

Off the kitchen is a utility area with more built-in counter space and room for a washing machine and dishwasher. A side door opens to a covered porch with the gas water heater.

External areas

There is a roof over part of the terrace and the other part is shaded by a retractable awning, perfect for shade in the summer. The kidney shaped pool has a cactus garden on one side with a pergola providing shade for alfresco dining. There is a good sized storeroom and a separate room for the pool pump. The terrace offers lovely views of the Sierra Cabrera mountains.

Sale includes: Air conditioning units (hot and cold air). Ceiling fans in all the bedrooms. Fixtures, fittings and white goods.

Location

For the precise location, see the pin on Google maps above. Turre is approximately 7 km to the beaches of Mojacar and Garrucha.

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 - €319,000
Purchase tax - €22,330
Land registry - approx. - €798
Notary fees - approx. - €957
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €28,900
Final Payment on completion - €287,100

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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