





Villa

4 bedrooms

4 bathrooms

 263 m²

 8,750 m²

 Private

EPC Consumption: E

EPC Emissions: D

REF: VHMx 2687

Los Gallardos

€520,000

Luxurious 4-Bedroom Villa with Pool and Majestic Mountain Views for sale in Los Gallardos, Almeria, Andalusia.

Overview: This elegantly presented south-facing villa in Almeria offers exquisite living and breath-taking views of the Sierra Cabrera mountains. Spanning over two floors, the property features four spacious bedrooms, each with ensuite facilities, a grand open-plan dining room, and a feature fireplace in the living room. It's equipped with modern conveniences, including a water purifier, new gas boiler, air conditioning throughout, heated towel rails in two bathrooms, an alarm system, irrigation system, mosquito blinds, security bars, and electric gates.

Layout: Ground Floor: Upon entering, you're greeted by a spacious hallway with bedrooms to the right and living areas to the left. Two double bedrooms are each serviced by ensuite bathrooms—one with a bath and the other with a walk-in shower. The third bedroom has access to a guest cloakroom featuring a shower cubicle. The bright living room has a feature fireplace and large patio doors opening onto the terrace. The dining room adjoins the living room via an arch and opens to the terrace and pool area through another set of patio doors. A large, separate fully fitted kitchen with integrated appliances and an American-style double fridge-freezer is accessible from the dining room, and a door leading to the gravelled drive and garden. The utility area with a washing machine is in one corner of the kitchen.

First Floor: The luxurious master bedroom, featuring a dressing area and a full ensuite bathroom with double basins, a shower and a bath, is on this level. The master bedroom has its own terrace, and there's a separate door out to another lovely sun terrace.

External Areas: The villa is set within beautifully maintained gardens with a Roman-style pool at its heart. Panoramic views from the terraces overlook the valley below and the beautiful Sierra Cabrera mountains beyond. The fully fenced plot provides privacy and security, with electric gates leading to the driveway.

Included in Sale: The villa includes all fixtures and fittings, white goods, and an integrated water purifier. The new gas boiler, AC units, alarm system, irrigation system, mosquito blinds, security bars, and electric gates are all part of the package. The furniture is negotiable.

Location: For the precise location, see the pin on Google maps above. Ideally located between the towns of Turre and Los Gallardos in Almeria, the villa is just a 5-minute drive from either town. The motorway is a mere 3 minutes away, offering easy access to the north and south. The beautiful beaches of Mojacar are a 20-minute drive away, making this property the perfect blend of countryside charm and coastal convenience.

Airports: Almeria airport is a 35-minute drive, Murcia airport is 1 hour 10 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 30 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 - €520,000
Purchase tax - €36,400
Land registry - approx. - €1,300
Notary fees - approx. - €1,560
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €49,000
Final Payment on completion - €468,000

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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