




Villa

4 bedrooms

5 bathrooms

 234 m²

 1.8197 hectares

REF: VHMX 2688

Los Gallardos

€379,000

Charming hillside villa with sweeping valley views and two independent apartments for sale in Los Gallardos, Almeria, Andalusia.

Overview: Nestled on a generous 18,197m² plot between the towns of Turre and Los Gallardos, this southeastern-facing, two-storey villa boasts a constructed area of 234m². Positioned perfectly on a hillside, it benefits from two separate entrances, offering the flexibility of private and independent living options. This property presents an attractive and versatile investment opportunity, ideal for a large family, rental business or those who regularly welcome guests.

Layout: Designed with comfort and practicality in mind, the villa is spread over two levels. The ground floor features two separate, identical 1-bedroom apartments, each furnished with an open plan fitted kitchen, a cozy lounge-diner, and a bathroom with a shower cubicle. The apartments, each with a dedicated front door opening onto a central hall and further access to the external gravelled garden, provide autonomous living spaces ideal for guests or potential tenants.

The first floor is dedicated to the main living quarters, hosting two spacious bedrooms, each with ensuite bathrooms - one equipped with a bathtub, the other with a shower. An additional guest bathroom with a shower is also available. The country-style kitchen, complete with wooden units and granite worktops, features integrated electric appliances. A welcoming living-dining area leads out onto a covered terrace, offering unparalleled views of the valley below. This floor also includes a utility room for added convenience.

External Areas: Outdoor spaces are abundant, with ample parking for visitors and a generously proportioned gravelled garden. The covered terrace on the first floor is the perfect vantage point for panoramic views of the valley and surrounding mountains, ideal for alfresco dining or a quiet moment of contemplation.

Included in the Sale: This villa is being sold fully furnished and is equipped with air conditioning units throughout for hot and cold air, gas central heating, electric boilers, and a safe. Additional features include storage space under the internal stairs, an extensive under-build area for further storage, and security bars on windows and doors for enhanced peace of mind.

Location: Ideally situated, the property enjoys a tranquil setting between Turre and Los Gallardos, with either town just a five-minute drive away. The location offers stunning, uninterrupted views of the valley and mountains, creating a peaceful and serene environment while maintaining easy access to local amenities. The beaches of Mojacar are 12 km away or a 17 minute car ride. The A7 motorway is only a few minutes' drive away, connecting you either north to Murcia or south to Almeria.

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 - €379,000
Purchase tax - €26,530
Land registry - approx. - €948
Notary fees - approx. - €1,137
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €34,900
Final Payment on completion - €341,100

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.

REF: VHMx 2688

