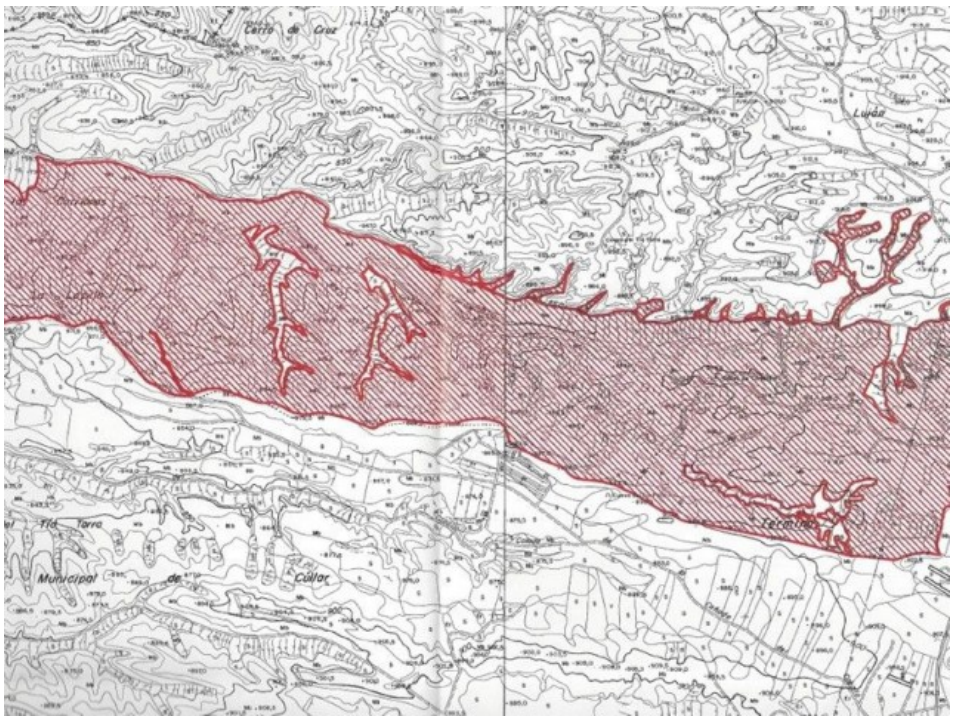


Farmhouse
326.7062 hectares

REF: VHCT 2723

Cullar de Baza

€1,200,000

CHARACTERISTICS OF THE FARM:
• SIZE OF THE PLOT: 327 HECTARES APPROX.
• 6,000 OLIVE TREES
• 24,000 VINEYARDS
• CAVE HOUSE OF 400 M2
• 2 CAVE WAREHOUSES TO STORE THE GRAINS
• 1 WAREHOUSE OF 100 M2
• AGRICULTURAL MACHINERY, SEEDER TRACTOR, ETC.
• 2 WATER WELLS
• 2 AGRICULTURAL WATER DEPOSITS
• 100 HECTARES OF ARABLE LAND (CEREALS, WHEAT, ETC).
• PRIVATE HUNTING PREMISES: RABBIT, PARTRIDGE, WILD BOAR, ETC.
LOCATION:
• 1.5 KM FROM THE CENTER OF CÚLLAR BAZA (GRANADA)
• 2 KM FROM THE A-92 MURCIA – GRANADA MOTORWAY
• 800 MTS OF THE PROPERTY IS BY THE SIDE OF THE ROAD THAT JOINS CÚLLAR BAZA AND HUESCAR
• 110 KM FROM GRANADA
• 150 KM FROM MURCIA
• 100 KM FROM THE COAST

Interesting details of the municipality of Cúllar: located in a dense valley with numerous fruit trees, 22 km away from Baza and 125 km from the Granada. Altitude above sea level: 897 meters; Extension: 427 Km2; No. of Inhabitants: 4832

In the old town, visitors can see several architectonic monuments, such as the 17th century Town Hall, the 16th century Church of Santa Marí-a de la Anunciación (of Renaissance style and with a three section bell-tower) and the 17th century Palace of the Marquis of Cadimo.

History
These fertile lands have been inhabited since Prehistoric times. It was a prosperous area, Cúllar was

part of the kingdom of Murcia as well as the kingdom of Granada.

In the Nasrid period, it was joined to Baza, being conquered in 1484 by the Catholic Monarchs and destroyed by the Zagal in 1488.

Cúllar had an important role in the Moors uprising in 1586, who had endured strict impositions as dictated by King Phillip II ever since the Christian re-conquest started. Once the revolt was crushed by D. Juan de Austria, the Moors were exiled and in 1607 finally expelled from Spain.

The Catholic Monarchs made Cúllar a part of Baza, until 1620, when it gained the title of independent village.

Nearby the urban area, there is an old tower from the Arab period, which is now used as a Chapel for Virgen de Nuestra Señora de la Cabeza.

Approximate purchasing costs
Net price - €1,200,000
Purchase tax - €84,000
Land registry - approx. - €3,000
Notary fees - approx. - €3,600
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €117,000
Final Payment on completion - €1,080,000

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.

REF: VHCT 2723





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