



Country House

4 bedrooms

2 bathrooms

 260 m²

 2,846 m²

 Private

REF: VHMx 2727

Laroya

€580,000

Traditional country house with some modern commodities, pool, barbecue area and stunning mountain views in Laroya, Almeria, Andalusia.

Overview:

Escape to the tranquillity and beauty of the mountains of Almeria in Andalusia, with this well-presented country house. Sitting on a 2,846m² plot of land adorned with flourishing fruit trees in production, this newly constructed property offers the perfect blend of traditional stonework, privacy, and serenity. Boasting an impressive 800m² of built area, this single-storey house has been finished to a high standard with impressive attention to detail and keeping in style with the rural traditional design of houses in the area. There is a pool and pool area as well as a built-in barbecue and al fresco dining area. There is a garage with an electric door and a storeroom.

Layout:

The property consists of the main house, a garage, storage areas, terraces, a sports and games area, a swimming pool, a barbecue area, a charming pergola, and more. The entire property is enclosed within a secure fence, ensuring complete privacy and safety. Notably, the layout has been thoughtfully designed without a single step, enhancing accessibility and convenience for all.

There is an open plan lounge-diner-kitchen with a log burner in one corner. The kitchen is of German design and adds a very modern touch to the traditional surroundings. Off the living area is a bathroom with a shower and a separate utility room with storage space and a washing machine.

There are 3 bedrooms – 2 double bedrooms and 1 single bedroom. All the bedrooms have built in wardrobes and windows with lovely views of the countryside. The main bedroom has a large ensuite bathroom with a feature bath, double basins, double showers, bidet and toilet.

External Areas:

There is a heated outdoor swimming pool for year-round enjoyment, complete with winter and summer covers. Lush lawns, well-maintained gardens, and a dog house complete the outdoor area. Automatic gates provide both security and convenience, adding to the overall appeal.

Location: Nestled in El Reul Alto near Laroya, this country house enjoys a prime location in the

mountains of Almeria, Andalusia. The south-facing orientation bathes the property in abundant natural light throughout the day, providing both warmth and breathtaking views. Privacy, tranquillity, and peace are the hallmarks of this location, making it the perfect retreat from the hustle and bustle of urban life.

What's Included in the Sale:

- The meticulously constructed main house, designed with solid stone and concrete, featuring walls ranging from 60cm to 100cm thick for superior thermal and sound insulation. It maintains a temperature of +/-10° above or below the outside temperature in any season of the year thanks to a well insulated roof, thick walls and excellent carpentry All ready to live in peace, enjoy and disconnect from the world.
- Luxury interior finishes, including laminated flooring in bedrooms, top-quality ceramic tiling in bathrooms, and high-end fixtures throughout.
- A German-designed kitchen with three distinct areas, equipped with Bosch, Balay, and Siemens appliances.
- Modern conveniences such as a 65" Samsung TV with internet access, Wi-Fi, surveillance cameras, and customizable indirect LED lighting.
- Outdoor amenities, including a heated swimming pool, lawn area, gardens, and a barbecue.
- The 3,000m2 plot of land with flourishing fruit trees in production.
- High-quality drinking water from any tap in the house and sourced from a local spring.
- Connection to mains electric.

All ready to move into and enjoy the peaceful environment and disconnect from the world.

Location

For the precise location, see the pin on Google maps above. The finca is 1 km from Laroya village, 85 km from Almeria airport, 70 km from the beach and 65 km to the nearest golf course of 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 - €580,000
Purchase tax - €40,600
Land registry - approx. - €1,450
Notary fees - approx. - €1,740
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €55,000
Final Payment on completion - €522,000

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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