



Town House  
6 bedrooms  
2 bathrooms  
🏠 277 m<sup>2</sup>

REF: VHMx 2753

## Carboneras

€250,000

Spacious 6-Bedroom Property with Rooftop Terrace and Lovely Views in Llano de Don Antonio, Carboneras in Almeria, Andalusia.

### Overview:

This unique property offers the perfect opportunity for those seeking a versatile living space in the tranquil village of Llano de Don Antonio, Carboneras. Comprising two apartments with internal interlinking stairs, this house presents a total of 6 bedrooms, 2 bathrooms, and 3 separate kitchens and 2 sitting room. With the added charm of external areas, this would make a comfortable and spacious living arrangement.

### Layout:

The property spans two floors, with each floor featuring a separate apartment. The top apartment boasts 3 bedrooms, 1 full bathroom with a bath, and a well-designed kitchen area with tiling, water points and plugs but needs the kitchen to be installed. The spacious sitting room opens up to a terrace, providing a space for relaxation. Additionally, the master bedroom enjoys a private balcony and a built-in wardrobe.

The ground floor apartment offers 3 bedrooms, one of which is currently used as a second sitting room, and 1 bathroom with a shower. It features two separate kitchens, including an open-plan kitchen with a breakfast bar and a pantry / store cupboard. The sitting-dining room leads to a walled utility patio that has access to a second kitchen.

### External Areas:

The top apartment benefits from a terrace with access to an external spiral staircase leading to a massive 104m<sup>2</sup> rooftop terrace. From here, you can revel in 360° views of the mountains and countryside, making it an ideal spot for outdoor gatherings and leisurely moments. There is also a convenient storeroom off the terrace, measuring 4.86m<sup>2</sup>.

### What is Included in the Sale:

The property is being offered for sale with all fixtures and fittings included as well as split air conditioning in the ground floor apartment (hot and cold air). Alarm system.

#### Location:

Located in the hamlet of Llano de Don Antonio, Carboneras, this property offers a peaceful lifestyle while being well-connected to essential amenities. The village itself features a bar and a small shop, as well as a medical centre open for appointments once a week. Just a short 5-minute drive away, Carboneras offers a full range of services, including supermarkets, shops, banks, pharmacies, schools, and medical centres. For those looking to explore further, the vibrant town of Mojacar is only a 20-minute drive away, offering even more options for entertainment, dining, and leisure activities.

#### Airports

Almeria airport is a 35 minute drive, Murcia airport is a 1 hour 30 minute drive, Alicante airport is 2 hours away and Malaga airport is 2 hours 30 minutes away.

#### Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Aguilas: Aguilón 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 - €250,000

Purchase tax - €17,500

Land registry - approx. - €625

Notary fees - approx. - €750

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €22,000

Final Payment on completion - €225,000

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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