





Town House

6 bedrooms

3 bathrooms

 391 m²

 334 m²

EPC Consumption: E

EPC Emissions: E

REF: VHMx 2760

Los Gallardos

€170,000

Charming 6-Bedroom Property with Main House, Apartments / Garage in the Heart of Los Gallardos, Almeria, Andalusia.

Overview: This is a unique and versatile 6-bedroom, 3-bathroom property located in the heart of Los Gallardos town in the picturesque region of Almeria. Boasting a main house, two small apartments / garage, and an inviting internal courtyard, this property offers a myriad of possibilities. With its central location and easy access to all amenities, this charming property is an exceptional opportunity for those looking to make their mark in this enchanting Spanish town.

Layout: The main house, spread over two floors, welcomes you with an elegant entrance hall adorned with arches and a grand marble staircase leading to the bedrooms. There is a stylish bar in the entrance hall, perfect for entertaining guests with cocktails. There are two spacious living rooms providing ample space for relaxation, one at the front of the house and the other at the rear, offering delightful views of the courtyard.

The separate kitchen boasts a traditional fireplace, adding to the property's character and charm. Access to the internal courtyard can be found at the rear of the house, while the main entrance opens onto the main street at the front.

External Areas: The internal courtyard offers a tranquil space to enjoy outdoor living and entertain guests. External stairs lead up to the roof, providing an additional dimension to the property's layout and possibilities.

Location: Situated in the heart of Los Gallardos town, this property enjoys a prime location with all amenities within walking distance. Los Gallardos is known for its authentic Spanish charm and offers a range of shops, cafes, restaurants, bank, chemist etc. The beautiful beaches of Almeria's coastline are also just a short drive away, making it a perfect location for those seeking both convenience and tranquility.

Features of the property:

- The main house with 6 bedrooms and 3 bathrooms, including balconies overlooking the street.
- Two small apartments with separate entrances, offering rental income potential / garage.

- An enchanting internal courtyard for outdoor enjoyment.
- A traditional fireplace in the kitchen, adding character.
- A central location with easy access to all amenities.

This property presents a unique opportunity to create a lovely home with a rental potential. It would be perfect for anyone looking to add their own personal touch to the property and make the most of the Spanish lifestyle in Los Gallardos.

Location:

For the exact location please click on "enlarge" on the Google map, above right. Strategically located in the town of Los Gallardos, the property is mere minutes from the bustling Plaza Mayor. The town offers all the services, like schools, medical centres, banks, supermarkets, and an array of dining and entertainment venues. The beaches of Mojacar, Garrucha and Vera are about a 10 minute drive from here.

Airports

Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 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 - €170,000
Purchase tax - €11,900
Land registry - approx. - €425
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €14,000
Final Payment on completion - €153,000

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: VHMx 2760

