




Country House

5 bedrooms

3 bathrooms

 283 m²

 1.2 hectares

REF: VHMX 2769

Lorca

€360,000

Fabulous country villa for sale with a tennis court, over 2 hectares of land and panoramic views in Purias, Lorca, Murcia.

Overview:

This is a lovely property located in the countryside near the hamlet of Purias, Lorca, Murcia. Boasting a generous 283 m² of living space, this stunning estate offers a blend of elegance, comfort, and convenience. With meticulous attention to detail, this residence presents an ideal retreat for those seeking tranquillity without sacrificing modern amenities. There is a tennis court, a covered outdoor parking for 2 vehicles as well as a garage / storeroom with a large fireplace.

Layout:

The ground floor of this expansive home greets you with a grand porch spanning 37m², leading into an inviting entrance hall. A spacious living room adorned with a fireplace offers warmth in the winter months. The well-appointed kitchen, pantry, and laundry room cater to the demands of everyday living. Additionally, two bedrooms and two bathrooms provide ample accommodation on this level.

On the first floor, there are three more bedrooms, accompanied by a bathroom. A balcony gallery can be accessed via the bedrooms, offering views of the picturesque Guadalentín Valley.

External Areas:

There is a tennis court spanning 665 m², perfect for leisurely matches or energetic workouts. Covered outdoor parking of 48m² ensures convenience and protection for your vehicles. A closed storage-parking area designed for two vehicles features a fireplace and measures 27m². The garden is planted with palm trees and there is a well on the grounds near the house.

Included in the Sale:

Natural stone flooring throughout.

Central heating in all rooms.

Tennis court (665 m²).

Covered outdoor parking (48m²).

Closed storage-parking for two vehicles with fireplace (27m²).

Location:

See Google Maps above for the exact location of the property. Adjacent to the Águilas-Lorca road, this property is in the hamlet of Purias which is located just 8 km southeast of Lorca. It provides a tranquil setting while remaining within proximity to urban conveniences. The lovely beaches of Aguilas are a mere 24 km away, reachable within a 20-minute drive. Aguilas has a marina and a captivating coastline offering many beaches and coves.

Airports:

Almeria airport is a 1 hour and 30 minute drive, Murcia airport is a 1 hour drive, Alicante airport is a 1 hour and 30 minute drive.

Golf Course nearby:

Lorca Golf Course Resort and Spa is only a 7 minute drive from the property.

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 - €360,000
Purchase tax - €25,200
Land registry - approx. - €900
Notary fees - approx. - €1,080
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €33,000
Final Payment on completion - €324,000

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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