




Villa

3 bedrooms

2 bathrooms

 266 m<sup>2</sup>

 9,035 m<sup>2</sup>

 Private

EPC Consumption: E

EPC Emissions: E

**REF: VHMx 2797**

## Mojacar Playa

**€595,000**

Unique Country Villa For Sale with a Pool and Equestrian Facilities in Mojacar, Almeria, Andalusia.

**Overview:** Located just below the charming village of Mojacar, this stunning country-style estate offers an impressive 9,035 m<sup>2</sup> of land, beautifully combined with modern comforts and excellent outdoor facilities. Boasting uninterrupted views across the valley to the mountains, this property is an idyllic retreat for nature lovers and equine enthusiasts alike. There villa offers three bedrooms and two bathrooms plus a gorgeous pool.

**Layout:** The main residence reveals a charming entrance hall adorned with traditional water vessels, leading into a grand split-level living and dining area. Beautiful old wooden doors open to an entrance area that leads to the spacious sitting-dining room on one side and the large kitchen on the other. Next to the dining room is a guest toilet / WC. There is a light well making this room brighter and there are patio doors opening onto the garden. A separate, well-appointed kitchen featuring bespoke wooden cabinets, white marble countertops, a ceramic sink, and a breakfast bar is off to the right. The kitchen extends into a cosy second sitting room with patio doors leading out to the terrace and pool area. A utility patio adjacent to the kitchen includes a washing machine, dryer, and access to the garden.

The villa has three spacious bedrooms. The master suite, on the upper level, has panoramic windows, an adjoining sitting room/office/gym with a Juliet balcony overlooking the mountains, a dressing area with mirrored wardrobes, and an ensuite bathroom equipped with both a bath and a shower. Two additional double bedrooms are located downstairs, one with garden access, sharing a well-fitted bathroom with a bath. In the hall are extra storage cupboards.

**External Areas:** There is a fabulous irregular-shaped Pebbletec pool with a built-in BBQ, bar, and shaded area, ideal for entertaining. Different parts of the garden offer sun or shade for enjoying the outdoor spaces at any time of the year. Out buildings include a storeroom, a shed, equestrian facilities with large stables and a fenced-in area for horses, ensuring a perfect environment for looking after horses. There is also a car porch for two vehicles.

The sale includes:

- Main house with central heating and ceiling fans throughout
- Storeroom, car porch, and additional shed

- Equestrian facilities with large stables and horse enclosure
- Six solar panels and mains electricity
- Pool with entertainment area
- Fibre optic internet
- Alarm system
- Electric awnings
- Air conditioning in the two sitting rooms
- Ceramic floor tiles
- Gasoil central heating
- Wall safe
- Fixtures, fittings and white goods

Location: Located in the fertile Huerta area of Mojácar, the villa offers privacy yet is conveniently situated a mere 5-minute drive from both the beach and the village centre. This prime location provides easy access to local amenities while enjoying the peace of the countryside.

Airports: Almeria 45 mins; Murcia 1hr 30 mins; Alicante 2hr; Malaga 2 hr 30 mins.

4 Golf Courses: Marina de la Torre in Mojácar; Valle del Este in Vera; Desert Springs in Cuevas del Almanzora; Aguilón Golf in Pulpí.

About Us: Mojácar 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 Mojácar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

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.

**Approximate purchasing costs**

Net price - €595,000  
 Purchase tax - €41,650  
 Land registry - approx. - €1,488  
 Notary fees - approx. - €1,785  
 Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €56,500  
 Final Payment on completion - €535,500

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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