



Town House
2 bedrooms
One bathroom
🏠 83 m²
🏠 56 m²

REF: VHMX 2807

Turre

€85,000

Charming Townhouse for Sale in Turre, Almeria, Andalusia with a Big Terrace and Walking Distance to Amenities.

Overview: This is a traditional semi-detached townhouse on the edge of Turre town on a corner plot of 56m². The house is built on two levels with a large terrace on the upper floor. It is within easy walking distance of shops, bars, restaurants and other amenities.

Layout: Coming through the front door from the street, you come into a nice hallway with double doors that open into the sitting-dining room which has a window looking out to the side street. There is a separate kitchen off to the right, with a window looking out to the front. The kitchen needs updating. Going through the living room to the rear of the property is a good-sized double bedroom and a bathroom with a shower. The ground floor measures 56m².

Going upstairs to the first floor, there is another very large double bedroom with wooden beams, a small cloakroom / toilet, and a large terrace. This large bedroom offers various possibilities including adding a third bedroom, another full bathroom, a dressing room or an office. The upper floor measures 26m² plus the terrace.

Location: For the precise location, see the pin on Google maps above. The property in Turre boasts a prime location on the town's edge, offering tranquility while still being just a minute's walk from village amenities. There is ample parking nearby. This quiet area provides easy access to supermarkets, shops, bars, restaurants etc. The village's proximity to the motorway ensures quick connections plus a 5-minute drive to Mojacar Pueblo, 7-8 minutes to Mojacar Playa beaches and 10 minutes to Garrucha town.

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.

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.

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 - €85,000
Purchase tax - €5,950
Land registry - approx. - €213
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €5,500
Final Payment on completion - €76,500

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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