

Village House
3 bedrooms
One bathroom
86 m²
55 m²

REF: VHMX 2824

Lubrin

€44,000

Charming Village House For Sale in the Small Village of El Chive, near Lubrin in Almeria, Andalusia.

Overview: This semi-detached village house, built in 1940, is located in the village of El Chive in Almeria. Situated on a 55m² plot with a total living area of 86m² over two floors, this corner property offers a unique opportunity to create a comfortable home in a traditional Almeriense setting. The house features original wooden beams, old doors, and cupboards, maintaining its historical charm.

Layout: On the street level, you enter through a large hallway that leads to a potential office space or sitting room. There are two bedrooms with windows offering views over the village rooftops and the surrounding countryside. The wooden beamed ceilings add to the rustic charm of the house.

Stairs take you down to the lower floor and directly into a room that has a small window and could be an office space. From here you walk into the living room, equipped with a fireplace and a door to the side street. Adjacent to the living room is a fully fitted kitchen with wooden cabinets, a gas hob, and an electric oven. The fridge freezer is conveniently located in the next room. The utility room, accessible from the kitchen, includes a washing machine, sink, and additional storage space. From the utility room, you can access the partially covered patio, with an outside toilet and sink. A hallway off the sitting/dining room leads to the third bedroom and the main bathroom, complete with a bath and a window for natural light and ventilation.

Included in the Sale: Sold as seen.

Location: For the precise location, see the pin on Google maps above. El Chive is a typical Andalusian village featuring a church, a bar, and a small medical centre. El Chive offers a bar/restaurant with delicious tapas, and several other dining options are a short drive away. It is conveniently located 8 km from Lubrin, 25 km from Sorbas and Los Gallardos, and 40 km from Mojacar, Vera, and Garrucha.

This house presents an interesting project opportunity for those looking to transform a traditional village house into a comfortable and charming living space. With its original features and potential, this property is perfect for embracing the tranquil village lifestyle of El Chive.

Airports: Almeria airport is a 60 minute drive, Murcia airport is 1 hour 30 minutes, Alicante airport is 2

hours 30 minutes 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 - €44,000
Purchase tax - €3,080
Land registry - approx. - €110
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €1,400
Final Payment on completion - €39,600

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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