




Country House

One bedroom

One bathroom

 50 m<sup>2</sup>

 1 hectare

**REF: VHMX 2903**

## Los Gallardos

**€125,000**

Rustic Country House with Lovely Views and 10,000m<sup>2</sup> of Land – Near Los Gallardos, Almería, Andalusia.

Set in a peaceful countryside location, this simple 1-bedroom home offers panoramic views of the mountains, open countryside, and the sea in the distance. Located 6 km from Los Gallardos, where you'll find shops, supermarkets, pharmacy, and restaurants, the house is accessible via a 4.5 km asphalt road, with the final 1 km being a dirt track. The 10,000m<sup>2</sup> plot provides plenty of space to create an outdoor retreat while enjoying the natural surroundings.

The house has a functional layout, with an open-plan living and dining area featuring a fireplace. The kitchen, separated by an archway, has wooden cabinets, white marble countertops, an electric hob, and a washing machine. The bedroom includes an en-suite bathroom with a bathtub and a window for ventilation. The property has wooden windows with interior shutters, security bars, and air conditioning (hot and cold). Three sets of doors open from the living area onto the surrounding terraces, offering different spots to enjoy the views.

Outside, the property has a spacious terrace with a simple wall and railings, ideal for outdoor dining while taking in the scenery. A bamboo-covered section provides shade, and there's potential to improve the outdoor space with additional shaded areas or seating. The house has mains electricity but no mains water—water can be delivered by truck which is quite common in this area. The coastal towns of Mojacar, Garrucha, and Vera Playa are just 20 km away, making this a great option for someone looking for a peaceful retreat with the possibility to add their own personal touches.

- 1-bedroom, 1-bathroom rustic home with 50m<sup>2</sup> built area
- 10,000m<sup>2</sup> plot with mountain, countryside, and distant sea views
- Simple open-plan living area with fireplace
- Kitchen with wooden cabinets and marble countertops
- Wooden windows with shutters and security bars
- Large terrace with railings and shaded area
- Mains electricity
- Located 6 km from Los Gallardos and 20 km from the coast

A peaceful countryside home with potential—contact us for more details!

Location: See map above for exact location.

Airports: Almeria airport is a 35-minute drive, Murcia airport is 1 hour 10 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 30 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 - €125,000  
Purchase tax - €8,750  
Land registry - approx. - €313  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €9,500  
Final Payment on completion - €112,500

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.



REF: VHMx 2903

