



Villa

4 bedrooms

3 bathrooms

 284 m<sup>2</sup>

 1 hectare

 Private

EPC Consumption: D

EPC Emissions: D

**REF: VHMX 2911**

**Vera**

**€795,000**

Spacious Hilltop Villa with Pool & Guest Studio – Vera, Almeria, Andalusia.

Perched on a hill near Vera town, this distinctive U-shaped villa offers breathtaking valley and mountain views. Designed for privacy and comfort, the property features a central patio, a spacious covered terrace, and a kidney-shaped pool surrounded by artificial grass. Its location provides a peaceful retreat while being just a short drive from Vera town and the coast.

Inside, the villa boasts a large living room with a fireplace, a spacious wooden-fitted kitchen, and three bedrooms, including an upstairs room currently used as an art studio with panoramic views. The master suite includes an en-suite bathroom with a jacuzzi-style bath and walk-in shower. Additionally, there is a separate one-bedroom studio apartment with a private bathroom, ideal for guests, home help or rental potential.

This property is packed with features, including an 8kW solar panel system, a winter garden dining area, and a built-in BBQ on the large patio. The grounds include two wooden lock-up garages, additional storage huts, and ample parking. With one hectare of fenced land, this villa offers both tranquillity and space, making it a perfect countryside home with modern conveniences.

- Hilltop villa with stunning valley & mountain views
- U-shaped layout with central patio & guest studio
- Spacious living room with fireplace & covered terrace
- Large kitchen with wooden units & utility room
- 3 bedrooms, including an upstairs studio/bedroom
- Master suite with jacuzzi-style bath & walk-in shower
- Additional one-bedroom studio apartment with bathroom
- 8kW solar panels for self-sufficient energy use
- Gas oil central heating
- Kidney-shaped pool with artificial grass surround
- Large patio with built-in BBQ & winter garden dining area
- Next to the utility room is a small gym.
- Two wooden lock-up garages & extra storage huts
- One hectare of fenced land with ample parking

- 5-minute drive to Vera town, 20 minutes to the coast
- Sale includes fixtures, fittings and kitchen appliances

Location: For the precise location, see the pin on the map (above right).

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 - €795,000  
 Purchase tax - €55,650  
 Land registry - approx. - €1,988  
 Notary fees - approx. - €2,385  
 Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €76,500  
 Final Payment on completion - €715,500

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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