




Villa

4 bedrooms

4 bathrooms

 172 m<sup>2</sup>

 2,263 m<sup>2</sup>

 Private

**REF: VHMx 2951**

## Turre

**€349,950**

Detached Villa for Sale in Turre; Almeria with Separate Guest House, Pool & Mountain Views

Set within a spacious 2,263m<sup>2</sup> plot, this property for sale near Turre and Mojácar Playa combines privacy and stunning natural surroundings. The property offers two separate houses with a total built area of 172m<sup>2</sup>, making it ideal as a family home, a multi-generational property, or a holiday rental investment on the Almería coast.

### Main House – 2 Bedrooms, 2 Bathrooms

The main residence features two bright bedrooms and two modern bathrooms, including a master suite with hot and cold air conditioning for year-round comfort. The spacious living room has a gas fireplace, air conditioning, and ceiling fans, creating a welcoming atmosphere in every season. A separate dining room with patio doors opens onto a covered terrace, perfect for indoor-outdoor living. The fitted kitchen offers garden views and plenty of storage.

### Guest House – 2 Bedrooms, 2 Bathrooms

The second home is fully independent and provides excellent flexibility for guests, extended family, or rental income. It includes one bedroom, two bathrooms, a fitted kitchen, and a comfortable lounge with open fireplace, air conditioning, and ceiling fans. A large study at the rear of the guest house could easily serve as a second bedroom, offering even more versatility.

### Outdoor Living

Surrounded by immaculately landscaped gardens, the property offers a peaceful retreat with panoramic views of the Sierra Cabrera mountains. The terraces provide the perfect setting for morning coffee, al fresco dining, or watching the sun set over the hills.

### Location

The property enjoys a private countryside setting while being just a few minutes' drive from the local shops, restaurants, and amenities in Turre. The sandy beaches, bars, and vibrant atmosphere of Mojácar Playa are only 7 minutes away.

### Key Features

- Built area: 172m<sup>2</sup>

- Plot size: 2,263m<sup>2</sup>
- 4 bedrooms
- 4 bathrooms
- Air conditioning & ceiling fans
- Gas and open fireplaces
- Carpeted sitting room
- Alarm system
- Separate guest house
- Landscaped gardens with mountain views

This is an excellent opportunity to own a villa with an independent guest house on a large plot in one of Almería's most desirable areas. Whether as a permanent residence, holiday home, or rental investment, it combines comfort, convenience, and natural beauty.

#### Location:

For the exact location of the property, please refer to the map above.

#### Airport Connections:

The property is ideally located for access to several airports: Almería airport is just 1 hour away, Murcia airport is approximately 1 hour 20 minutes, Alicante can be reached in around 2 hours, and Málaga in 2 hours 45 minutes.

#### Golf Nearby:

Golf enthusiasts will appreciate having four excellent courses within easy reach: Marina de la Torre in Mojácar, Valle del Este in Vera, Desert Springs in Cuevas del Almanzora, and Aguilón Golf in Pulpí.

#### About Us:

Mojacar Estates has been a trusted independent property sales and holiday rentals agency since 1982. Our experienced team—each with over 20 years in the industry—provides a professional and reliable service. We speak English, Spanish, and German, and offer a wide selection of properties for sale and rent in Mojácar and the surrounding areas, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos, and San Juan de los Terreros.

#### Legal Note:

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.

The information provided to the consumer regarding taxes and price will be valid for 24 hours, as it may be subject to variations in price or modifications to taxes or community fees.

#### Approximate purchasing costs

Net price - €349,950  
 Purchase tax - €24,497  
 Land registry - approx. - €875  
 Notary fees - approx. - €1,050  
 Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €31,995  
 Final Payment on completion - €314,955

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 2951

