



Village House

One bedroom

One bathroom

92 m²

EPC Consumption: E

EPC Emissions: E

REF: VHVH 2985

Mojacar

€225,000

TV and magazine featured house, Mojacar Pueblo.

A rare opportunity to purchase, without doubt, one of the most charming and unique houses in Mojacar Pueblo.

This idyllic, heavenly retreat has been tastefully renovated to an exceptionally high standard and is located right in the middle of the village with all the charming squares, cobbled streets, restaurants and bars on its doorstep. But, close the door behind you and escape into a different world...this is something quite special.

One of the main features of the house is its large private terrace with unobstructed sea and mountain views, it will take your breath away for a moment. And best of all, you have full sun all day from sunrise until late afternoon! The perfect place for al fresco dining, perfecting a tan or just dreaming your time away with a good book.

The house is full of original features that must be seen to be fully appreciated and after a fabulous renovation the property has a Greek island feel to its decoration and charm. The quirky rooms and terrace are laid out over 2 floors. All in all, among its 2 levels this comfortable property has an area of 92.02m² comprised of a stylish living room, dining area with Moroccan lighting, compact but fully equipped kitchen and double bedroom enjoying those incredible views along with a modern bathroom and a terrace.

The property is ready to move into and would offer the most beautiful home...properties like this do not come along often!

For those who may be wishing to earn extra income from holiday rentals there is a great opportunity to continue with this very successful holiday rental business (the property has been offered as an Airbnb for some years with all five star reviews) but equally those wishing to use as their main home or get away for their sole use is not obliged to take any of the existing booking as the property is being sold with vacant possession.

All in all a fabulously charming and comfortable property with beautiful interiors, amazing outside

spaces, overlooking the Mediterranean and right in the middle of this traditional Spanish Village.

Mojacar Pueblo has been voted one of the prettiest towns in Spain, something which makes the residents very proud. It is also home to several bars and restaurants, the centuries old church, a myriad of cobbled streets, traditional Andalucian corners and the beach just a few minutes away. In the summer tourists flock here for a taste of traditional Spain in this very special hillside whitewashed village. In winter the crowds disappear but the village and all its services continue to function to service its cosmopolitan permanent community and the many out of season visitors.

For more information or to book a viewing appointment please visit our office or contact us by phone or e-mail.

Approximate purchasing costs

Net price - €225,000
Purchase tax - €15,750
Land registry - approx. - €563
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €19,500
Final Payment on completion - €202,500

Approximate running costs

Yearly council rates (IBI) - €297.85
Quarterly rubbish collection - €51.40

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: VH VH 2985

