

Country House
144 m²
1.0165 hectares

REF: VHMX 2994

Lubrin

€99,000

Detached property with large plot and project potential for sale in Lubrín, Almería

This detached property offers an excellent opportunity for buyers looking for a renovation or building project in the countryside, within walking distance of the welcoming market town of Lubrín.

Set within more than 10,000 m² of rustic land, the property includes a defined urban plot of 653 m², on which the existing single-level building of approximately 144 m² is located. The structure, formerly used as a carpenter's workshop, is a solid construction with electricity and water already connected, providing a practical starting point for redevelopment.

Plans are available for the transformation of the building into a contemporary 155 m² single-storey home, designed to include 2 bedrooms, 2 bathrooms, and a separate office. The office could alternatively be used as an additional bedroom, guest accommodation, or a studio annexe, offering great flexibility depending on the buyer's needs. The property therefore presents multiple possibilities — from renovating the existing space to creating a modern, energy-efficient home (subject to final approvals).

Access is via private gates and a tree-lined driveway, with mature pine trees surrounding the property and providing natural privacy. The land enjoys beautiful open countryside and mountain views across the Alcarria valley, while several flat terraces offer ideal outdoor areas for relaxing, entertaining, or landscaping.

Combining extensive land, an urban building plot, and excellent proximity to town amenities including shops, cafés, tapas bars, and the weekly market, this is a rare chance to create a bespoke home in a peaceful rural setting. An ideal project for anyone wishing to design and build their own property in the Lubrín area.

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.

info@veritashomes.co.uk | +34 950 472 430 | https://veritashomes.co.uk/2994

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

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 - €99,000
Purchase tax - €6,930
Land registry - approx. - €248
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €6,900
Final Payment on completion - €89,100

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 2994








info@veritashomes.co.uk | +34 950 472 430 | https://veritashomes.co.uk/2994

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638