




Villa

3 bedrooms

2 bathrooms

 126 m<sup>2</sup>

 440 m<sup>2</sup>

 Private

EPC Consumption: F

EPC Emissions: E

**REF: VHMx 3017**

**Vera**

**€475,000**

Detached 3-Bedroom Villa For Sale with Private Pool, Garage and Lovely Outdoor Living Areas in Vera, Almeria

This immaculately maintained detached villa offers 126m<sup>2</sup> of built area on a private 440m<sup>2</sup> plot and enjoys a convenient location on the edge of Vera town, within walking distance of shops, supermarkets, restaurants, the theatre and all everyday amenities, while the beaches of Vera Playa and the coast are just a 10-minute drive away.

Built in 2005 and arranged entirely on one level, the property combines comfortable indoor living with attractive outdoor spaces designed for enjoying the Mediterranean lifestyle. Access is via a pedestrian gate from the street as well as a vehicle gate leading to off-road parking within the plot. There is also a garage with additional storage space, which connects to a conservatory area that opens through to the other side of the house.

The outdoor areas have been thoughtfully designed to make the most of the plot. The 21m<sup>2</sup> swimming pool occupies one corner and is surrounded by sunbathing space, including room for loungers and an outdoor shower. Adjacent to the pool is a pergola-covered dining area, providing the perfect setting for al fresco meals with a built-in barbecue on one side, while another separate seating area offers additional space for relaxation.

The main entrance opens into a welcoming hallway with a built-in wardrobe for storage. A second door leads into the bright and spacious living-dining room, which benefits from large windows overlooking the front covered terrace, complete with an awning for shade during the warmer months.

The independent kitchen is fitted with a combination of wooden and white units complemented by quartz worktops. Features include a sink positioned beneath a window with garden views, an extractor hood, electric hob and oven, countertop microwave, and large separate fridge and freezer units. A sliding glass door connects the kitchen to the living-dining area, allowing both spaces to remain separate while maintaining an open and practical feel.

A door from the living area leads to a separate hallway with an additional built-in wardrobe, providing access to the sleeping accommodation. The family bathroom is fully equipped with a bath, wash basin,

toilet and bidet, and benefits from a window for natural light and ventilation.

The villa offers three double bedrooms, all bright and filled with natural light. Each bedroom features large fitted wardrobes. The principal bedroom includes a spacious en-suite bathroom fitted with double wash basins set on a marble countertop, a toilet, bidet, heated towel rail and a large walk-in shower. A window provides both natural light and ventilation. The two guest bedrooms are equally well-proportioned and benefit from generous fitted storage.

Additional features include integrated air conditioning throughout the villa, external PVC slatted shutters on the windows and roller blinds.

This is an excellent opportunity to acquire a comfortable and practical home in a highly convenient location, combining privacy, generous outdoor space and easy access to both Vera town and the nearby coast.

Purchase Costs Estimated for 475,000 € sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 33,250 €
- Notary: approx. 1,500 €
- Land Registry: approx. 1,200 €
- Agent's commission payable by purchaser: 0 €

Total estimated additional costs: approx. 35,950 €

Total: 510,950 €

Legal fees are not included. Exact tax amounts may vary depending on the buyer's situation. Buyers are entitled to full information under Decree 218/05 of 11 October. This estimate is valid for 24 hours and may change due to tax or price adjustments.

Location: Situated on the outskirts of Vera town, the property is close to all amenities. For beach enthusiasts, the beautiful shores of Vera Playa are just a 10-minute drive away, providing the perfect escape on sunny days.

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.

#### Approximate purchasing costs

Net price - €475,000  
Purchase tax - €33,250  
Land registry - approx. - €1,188  
Notary fees - approx. - €1,425  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €44,500  
Final Payment on completion - €427,500

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.

info@veritashomes.co.uk

+34 950 472 430

<https://veritashomes.co.uk/3017>

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

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