

Villa
5 bedrooms
2 bathrooms
252 m²
384 m²
Private
EPC Consumption: G
EPC Emissions: E

REF: VHMX 3018

Vera

€395,000

Detached 5-Bedroom Villa For Sale with Pool, Separate Basement Accommodation and Solar Panels in Vera, Almeria

This detached villa offers 252m² of built area on a private plot of 384m², situated on the edge of Vera town within walking distance of shops, supermarkets, restaurants, the theatre and all daily amenities. The beaches of Vera Playa and the coast are just a 10-minute drive away.

Built in 2005, the property is arranged over two levels and benefits from independent access to both the main living accommodation and the basement level. The plot is fully enclosed with a pedestrian entrance gate and a separate vehicle gate allowing off-road parking within the property.

Outside, the villa features a kidney-shaped swimming pool with an outdoor shower, garden areas and a built-in barbecue at the rear of the house. A large covered porch at basement level provides welcome shade during the summer months and creates an excellent outdoor living space.

The property offers a total of five bedrooms and two bathrooms. The main villa occupies the upper floor and comprises three bedrooms and two bathrooms, while the lower floor provides separate accommodation with two additional bedrooms and a lounge-dining room. The basement level has its own independent entrance, making it ideal for visiting family and friends, hobbies, a home office or additional living space.

External stairs lead up to the main living area of the villa. The front door opens into an entrance hall with a built-in wardrobe. A second door leads into the bright living-dining room, which features a fireplace with a wood-burning stove and direct access to a covered front terrace fitted with awnings.

The independent kitchen is fitted with rustic-style wooden units, quartz worktops and quality integrated appliances. Features include a sink positioned beneath a window overlooking the garden, an extractor hood, gas hob, eye-level oven, integrated microwave and a large fridge-freezer. A sliding glass door separates the kitchen from the living-dining room, creating an open yet practical layout.

A small inner hallway with an additional built-in storage cupboard leads to the bedroom accommodation and family bathroom. The bathroom benefits from a window for natural light and ventilation and is fitted

with a bathtub with glass screen and overhead shower, together with a marble-topped wash basin.

The first double bedroom is currently used as a home office and includes large fitted wardrobes. The main bedroom is a spacious and bright room with fitted wardrobes, ceiling fan and an en-suite bathroom featuring double marble-topped wash basins, toilet, bidet, a large walk-in shower and a window for natural ventilation. The third double bedroom also offers large fitted wardrobes. All bedrooms enjoy excellent natural light.

The separate basement accommodation comprises a spacious lounge-dining room, two double bedrooms with windows overlooking the covered terrace, and a large storeroom. This versatile area offers excellent potential for guest accommodation or office space.

Additional features include integrated air conditioning throughout the main villa, external PVC slatted shutters on the windows and solar panels installed on the roof, helping to improve the property's energy efficiency.

This is a substantial family home offering generous living space, outdoor areas and a convenient location close to the centre of Vera while remaining just a short drive from the coast.

Purchase Costs Estimated for €395,000 sale price
Additional costs (not included in the price):
- Property Transfer Tax (ITP): 7% – 27,650 €
- Notary: approx. 1,200 €
- Land Registry: approx. 1,000 €
- Agent’s commission payable by purchaser: 0 €

Total estimated additional costs: approx. 29,850 €
Total: 424,850 €

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 - €395,000
Purchase tax - €27,650
Land registry - approx. - €988
Notary fees - approx. - €1,185
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €36,500
Final Payment on completion - €355,500

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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