



Town House
2 bedrooms
One bathroom
🏠 90 m²
EPC Consumption: E
EPC Emissions: E

REF: VHMx 3021

Turre

€119,000

2 Bedroom Village House For Sale with Large Roof Terrace in the Heart of Turre, Almeria, Andalusia

This delightful village house is tucked away in one of Turre's traditional back streets, just a short stroll from the central plaza and within easy walking distance of supermarkets, restaurants, cafés, shops, schools, medical facilities, and all the amenities the village has to offer.

The property is arranged over two levels, with the living accommodation on the ground floor and a spacious roof terrace above that covers the full footprint of the house.

Entering directly from the street, the front door opens into a small entrance hall which leads through to the living area. The bright living-dining room features a window overlooking the street, allowing plenty of natural light into the space. Adjacent to the living room is the main bedroom, also with a street-facing window fitted with security bars, mosquito nets and roller shutters.

The entire house has ceramic tiled flooring throughout and has undergone extensive refurbishment during the last year, including new flooring, a completely renovated bathroom, and fresh decoration throughout.

The second bedroom is narrower in shape but comfortably accommodates a small double bed and benefits from a window overlooking the rear patio area.

The modern bathroom is finished with attractive natural stone tiles and features a walk-in shower. A light well above provides natural daylight, creating a bright and airy atmosphere.

The kitchen area offers an excellent opportunity for the new owner to create a space tailored to their own taste and requirements. The current owner began preparations for the installation of a fitted kitchen but did not complete the project. A fridge-freezer is already in place, while the remaining units, worktops and fittings can be designed and installed according to the buyer's preferences. From the kitchen there is access to a useful pantry as well as a door leading out to the rear patio.

The patio contains the gas water heater and a gas oven, and external stairs lead up to the roof terrace. This generous outdoor space is fully tiled and enjoys the same dimensions as the house below,

providing ample room for outdoor dining, relaxing, entertaining or creating a rooftop garden.

Bright, sunny and conveniently located, this property would make an ideal permanent residence, holiday home or investment property in the centre of Turre.

Included in the sale: Furniture and white goods are included, excluding personal belongings, paintings, decorative objects and the chest.

Purchase Costs Estimated for €119,000 sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 8,330 €
 - Notary: approx. 400 €
 - Land Registry: approx. 300 €
 - Agent's commission payable by purchaser: 0 €
- Total estimated additional costs: approx. 9,030 €
Total: 128,030 €

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

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.

Approximate purchasing costs

Net price - €119,000
Purchase tax - €8,330
Land registry - approx. - €298
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €8,900
Final Payment on completion - €107,100

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.

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