



Village House

2 bedrooms

One bathroom

 68 m²

REF: VHMx 3028

Mojacar

€250,000

Charming Traditional Village House with Garden and Sea Views in the Heart of Mojácar Pueblo, Almeria, Andalusia

Located on Calle Embajadores in the heart of the beautiful Mojácar Pueblo, this delightful traditional village house is full of charm, character and authentic Andalusian features.

A gate opens onto a flight of steps leading to a private garden, where a mature palm tree and established planting provide welcome shade during the summer months. A built-in bench tucked into one corner creates the perfect spot to sit and enjoy the peaceful surroundings.

Stepping inside, you are welcomed directly into the dining room. One of its most unique features is an exposed section of natural rock, a reminder that the house was built directly onto the mountainside. Built in 1965, the property retains its traditional character with thick walls that provide excellent natural insulation, beautiful wooden beams and ceramic tiled floors throughout.

To the right of the dining room is the charming original kitchen, complete with wooden cupboards, built-in shelving and marble worktops. An attractive archway leads to the second part of the kitchen, which includes a gas oven and hob, additional storage cupboards, a fridge-freezer, utility area and windows overlooking both the garden and the street.

Also off the dining room is the family bathroom, fitted with a bathtub and overhead shower, wash basin, WC and a window providing natural light and ventilation.

The cosy sitting room is full of character, featuring a pretty traditional fireplace that creates a warm atmosphere during the cooler months. From here you access the main bedroom, which benefits from a window and built-in wardrobes.

Throughout the property you will find charming original details including arched wooden doors, exposed wooden beams, ceramic floor tiles, built-in shelving and the original fireplace, all combining to create a home with timeless appeal.

Stairs from the sitting room lead to the second bedroom, which features two built-in single beds and

fitted wardrobes. From here, a door opens onto the wonderful roof terrace, where you can enjoy panoramic views stretching down to the Mediterranean Sea and across to the surrounding mountains. With built-in benches and tables, the terrace is the perfect place for outdoor dining, entertaining or simply relaxing while taking in the spectacular scenery. External stairs also provide direct access between the garden and the terrace.

This is a truly delightful village home, ideal for anyone looking for a peaceful bolthole in the heart of Mojácar Pueblo—a place to escape, unwind and enjoy the authentic charm of one of Andalucía's most beautiful white villages.

Purchase Costs Estimated for 250,000 € sale price

Additional costs (not included in the price):

- Property Transfer Tax (ITP): 7% – 17,500 €
 - Notary: approx. 800 €
 - Land Registry: approx. 700 €
 - Agent's commission payable by purchaser: 0 €
- Total estimated additional costs: approx. 19,000 €
Total: 269,000 €

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 - €250,000
Purchase tax - €17,500
Land registry - approx. - €625
Notary fees - approx. - €750
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €22,000
Final Payment on completion - €225,000

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 3028

