



Country House  
6 bedrooms  
5 bathrooms  
+ Cloakroom / WC  
🏠 269 m<sup>2</sup>  
🏠 666 m<sup>2</sup>

**REF: ME 1777**

## Turre

**€499,000**

Country house, newly built, at the foot of the beautiful Sierra Cabrera mountains for sale in Turre, Almeria, Andalusia with stunning views of the surrounding countryside.

The house has neighbours on either side, effectively it is a terraced house, with shared communal land behind the properties. It is distributed over the ground floor, the first floor and a small tower and is very spacious and light. It is located in El Argamasón in the municipality of Turre on a plot measuring 666 m<sup>2</sup>. The property has a total built area of 269 m<sup>2</sup>.

You access the property on the ground floor via a covered porch and go into a hallway which then leads into the sitting room, kitchen (kitchen units and white goods need to be installed), 1 guest toilet, 1 bathroom, 2 bedrooms and the staircase leading up to the first floor. Underneath the stairs is a small built in cupboard.

On the first floor is a hallway leading onto 3 bedrooms each with its own private bathroom and dressing room. From the 4th bedroom you can access a large terrace.

The property is only 2 km from the centre of Turre, where you can find all the services and amenities. The beaches of Mojacar and Garrucha are a 15 minute drive away. The motorway is also a 15 minute drive away.

Pre-installation for AC units. There is the possibility of buying some land with the property too.

\*\*\*\*\*PURCHASE TAXES ARE NOW 7% ON ALL PROPERTIES IN ANDALUSIA (SO TAXES BELOW TO BE ADJUSTED ACCORDINGLY)\*\*\*\*\*

NET PRICE: 500.000 €

PURCHASE TAXES: 41.000 €

NOTARY FEES - APPROX.: 1.500 €

LAND REGISTRY - APPROX.: 1.400 €

TOTAL PRICE: 543.900 €

Price valid until sold.

Conveyancing not included.

The rates applied are the highest, and the buyer may, due to their characteristics, benefit from some tax deductions. The property A. I. D. is available at our office according to the decree 218/2005 of 11 of October that regulates the information regulation for the consumer in the purchasing-selling of property in Andalusia.

#### Location

On the above Google map click on enlarge map and the exact location of the property in Mojacar is marked with the pin.

Turre was originally a Moorish settlement created after the invading Christian armies of the Catholic Monarchs expelled the Moors from the nearby village of Mojacar in 1488. It was originally called Turris, after the Latin for tower, probably because there was a watchtower at the location of the new settlement.

#### Airports

Almeria airport is 45 minutes drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

#### Golf Courses

Mojacar golf courses: Macenas and Marina de la Torre, Vera golf courses: Valle de Este and Cuevas de Almanzora golf courses: Desert Springs.

#### Approximate running costs

Yearly council rates (IBI) - €360.58

Quarterly rubbish collection - €37.07

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