




Villa

4 bedrooms

2 bathrooms

 223 m<sup>2</sup>

 6,000 m<sup>2</sup>

EPC Consumption: B

EPC Emissions: B

**REF: ME 2329**

## Carboneras

**€278,000**

Lovely Mountain Retreat: A Unique Semi-Detached House in Cueva del Pájaro, Carboneras, Almeria with a private swimming pool, tennis court, artist's studio and garage; and only 15 minutes' drive from the beach.

Overview: Nestled at the foot of the Sierra Cabrera mountains in the area of Cueva del Pájaro, near the town of Carboneras in Almeria, Andalusia, this lovingly restored semi-detached property is a haven of unparalleled tranquility and artistic inspiration. Spread over two floors and sitting on a generous plot that also houses an additional garage and art studio building, tennis court, and swimming pool, this home is a rare find. Just 9km from the sea, it represents the perfect union of mountain calm and coastal charm.

Layout: The main house is an example of traditional architecture, its spacious ground floor measuring an impressive 190.99 m<sup>2</sup>. Distinctive archways and handmade stained-glass windows crafted by the owner lend an air of unique beauty to the home. Upon entering through the front door, you are welcomed into a study or office area replete with built-in desks and shelves (perfect for those working online from home). Walking through a traditional archway, you come into the first sitting room featuring a log burner set inside a traditional cortijo fireplace. Adjacent to this room is a double bedroom and a smaller room currently used as an art exhibition space but could easily be transformed into an ensuite bathroom.

From the first sitting room, a large, well-equipped kitchen beckons, complete with ample worktops and storage as well as a good-sized larder. The original ceramic water bottles displayed in a stand hark

back to a bygone era. A back door from the kitchen leads to a covered terrace and the garden. Continuing on, you find yourself in the main sitting room, highlighted by an open fireplace and windows offering garden views. A few steps down from this room is another space furnished with a sofa and chairs, suitable for use as a TV room, office, or extra bedroom.

The upper floor extends over 31.91 m2 and is home to a large double bedroom featuring an ensuite bathroom with a walk-in shower. This room is exceptionally spacious, offering enough room for an additional sitting or dressing area. An exit leads to an enormous roof terrace boasting panoramic views of the valley, making it a very special spot indeed.

An additional building on the property hosts a 60 m2 lock-up garage on the ground floor and a similarly sized art studio or workshop on the upper floor.

**External Areas:** The property is graced with mature gardens, a tennis court, and a sparkling swimming pool. A stairway leads from a covered back terrace, furnished with built-in sofas and a BBQ, up to the pool area and further to the art studio. Seating areas are strategically placed throughout the garden and near the tennis court, offering multiple spots to soak up the tranquil surroundings.

**Location:** On the above Google map click on enlarge map and the exact location of the property for sale in Cueva del Pájaro, Carboneras, Almeria, Andalusia is marked with the blue pin. This peaceful locale at the foot of the Sierra Cabrera mountains is conveniently situated just 9km from the sea and a mere 15-minute drive from the beautiful beaches of Carboneras and the Cabo de Gata natural park.

**Included in the Sale:** Fully furnished with all fixtures and fittings.

**Airports:** Almeria 35 mins; Murcia 1 hr 30 mins; Alicante 2 hr; Malaga 2 hr 30 mins.

**Golf Courses:** Mojacar: Marina de la Torre, Vera: Valle del Este and Cuevas de Almanzora: Desert Springs.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

**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 running costs

Yearly council rates (IBI) - €657.99

Quarterly rubbish collection - €37.07



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