Villa
6 bedrooms
3 bathrooms
+ Cloakroom / WC
227 m²
4,700 m²
Private

REF: ME 2429

Huercal-Overa

€285,000

Large villa and guest apartment with a garage and two storerooms on land of 4700m2 for sale in Los Tollos in El Saltador, Huercal-Overa, Almeria in Andalusia with beautiful views of the countryside and mountains in the distance from the south facing terrace.

The property comprises of 4 bedrooms and 2 bathrooms plus a guest apartment with 2 bedrooms and 1 bathroom with its own separate entrance.

The main villa has 3 good sized double bedrooms, 1 single bedroom and 2 bathrooms. One bathroom with walk-in shower is upstairs and the other bathroom with a bath and walk-in shower is on the ground floor. There is a dressing room next to one of the bedrooms. Plus a large covered terrace on the first floor with impressive views.

There is a fully fitted and equipped kitchen, a spacious sitting room and dining room with windows looking out to the terrace and gardens. At the front of the villa is a large covered and tiled porch looking onto the landscaped gardens and pool. The terrace has been fitted with mosquito blinds.

The guest apartment has 2 bedrooms and 1 bathroom with a lounge-diner and open plan kitchen. The apartment has its own entrance separate to the main house.

At the back of the villa is another building with a large double garage and 2 big storerooms.

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There is a pool with a pool cover set in the large, fenced in plot of land of 4700m2 with landscaped gardens and patio areas.

Extras: gasoil central heating, electric gate, electric towel rails in the bathrooms.

The villa is located in a quiet rural area and has a neighbouring house on one side and otherwise is very private. The nearest town for supermarkets, medical centre, banks and other amenities is Huercal-Overa.

*****PURCHASE TAXES ARE NOW 7% ON ALL PROPERTIES IN ANDALUSIA (SO TAXES BELOW TO BE ADJUSTED ACCORDINGLY)*****
NET PRICE: 285.000 €
PURCHASE TAXES: 22.800 €
NOTARY FEES - APPROX.: 1.000 €
LAND REGISTRY - APPROX.: 900 €
TOTAL PRICE: 309.700 €
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 Google map click on "enlarge map" and the exact location of the property in Los Tollos, Huercal-Overa, Andalusia is marked with the blue pin.

Airports
Almeria airport is 1 hours' drive, Murcia airport is 1 hour 15 minutes, Alicante airport is 1 hour 50 minutes and Malaga airport is 3 hours.

Golf Courses
Vera golf course: Valle del Este is a 25 minute drive away, Cuevas de Almanzora golf course: Desert Springs is a 30 minute drive away and the Pulpi golf course: Aguilón is a 30 minute drive away.

Approximate running costs
Quarterly rubbish collection - €37.07

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