



Villa
 6 bedrooms
 7 bathrooms
 508 m²
 1,525 m²
 Private
REF: ME 2473

Cuevas del Almanzora

€1,500,000

Exclusive villa for sale with two separate guest apartments, various terraces and roof terrace, double garage, infinity pool & hot tub, as well as a layered garden and direct access to the beach from the garden located in Cala Panizo, Cuevas de Almanzora, Almeria.

Nestling in a secluded cove in the south-eastern corner of Spain, with a spectacular scenery that provided the background to a series of extremely successful 'spaghetti' westerns, this unusual property is ideal as a holiday home to get away from it all. The house has direct access to a small beach and you can enjoy fabulous sunrises over the sea. The property shares a small cove and beach with three other villas and the beach remains very private even in the height of summer as it is hard for people to get to. It is situated a 12 minute drive from San Juan de los Terreros for local shops and restaurants, and Águilas is a 20 minute drive away with more supermarkets, banks, restaurants and amenities.

The main house is set on three floors with a utility room and roof terrace on the third (top) floor. On the ground floor there is a large living room with a fireplace and views out to the sea and a door to the lawn garden and built-in barbeque. At the rear end of the living room through delicate Moorish arches, there is a small study / office area and library. Sliding doors separate the living room from the dining room which is also very generous in size and has beautiful sea views. The dining room has a feature cupola and Moorish arches opening onto an internal courtyard with a stone water fountain and tropical plants that provide a fresh cool interior in the summer.

From the dining room you walk through the entrance hall into the spacious, separate, fully fitted and

equipped rustic style kitchen with a large marble breakfast table and chairs. The kitchen has double doors out to the front terrace looking down over the pool, gardens and sea. This terrace connects to the entrance and driveway of the property and also to the pool, gardens and the beach. The kitchen is equipped with a full size fridge (a full size freezer is in the patio), 2 sinks, wall oven, microwave, electric and gas hobs, dishwasher.

The ground floor has a spacious hallway – with built-in wardrobes for plenty of storage – and leads to the family bathroom with walk-in shower and a window onto the patio, as well as to a double bedroom with a number of built-in wardrobes and an en suite bathroom with walk-in shower.

Upstairs, the first floor, has three generously-proportioned bedrooms, all with en suite bathrooms and with access to private terraces. The master bedroom is particularly spacious with a full en suite bathroom with walk-in shower and jet bath tub, bidet, toilet and double basins set into marble. All the bedrooms have built-in, fitted wardrobes and are equipped with TVs and mini-fridges as well as individually controlled AC / heating systems.

There are 2 separate, self-contained apartments each with a double bedroom. The ground floor apartment has an open plan living – dining – kitchen with a full bathroom with both bath and shower. There is a patio in the entrance that also leads to a utility room and to a storeroom. The upper apartment has a living – dining room with a separate fitted kitchen, double bedroom and bathroom with shower. There are doors leading out from both the bedroom and the living room onto a terrace with wonderful views of the coastline.

There is a double garage with an electric door. Off the garage is a bathroom with walk-in shower and this leads to a storeroom. Four cars can comfortably park in the driveway. The infinity pool is 8m x 4m with water jets and the 6 person hot tub is next to it. They are located just below the villa with access from the garden on both sides. The garden has several terraced areas for sitting and enjoying the spectacular views as well as lots of terraces.

The villa is located well off the beaten tourist track, it is nevertheless just a very short drive to the neighbouring village of San Juan de los Terreros and only a 40 minute drive to the major coastal resort of Mojacar with its Moorish fortress and its labyrinth of charming cobbled back streets and ample selection of shops and restaurants. The world's biggest geode can be found in Pulpí which is only a 10 minute drive from the house.

It is private and not overlooked and you will enjoy going to sleep at night with the sound of the waves. This is the perfect spot for relaxing and unwinding.

The villa can also be rented out for holiday lets which the current owners do successfully as it is such a unique place.

Location

On the above Google map click on enlarge map and the exact location of the property for sale in Cala Panizo, Almeria, Andalusia is marked with the blue pin.

Airports

Almeria airport is 1 hour 15 minutes' drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 3 hours drive.

Golf Courses

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

Approximate running costs

Yearly council rates (IBI) - €1,847.24

Quarterly rubbish collection - €37.07

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