



Villa  
 3 bedrooms  
 3 bathrooms  
 🏠 173 m²  
 🏠 849 m²  
 🏠 Communal  
 EPC Consumption: G  
 EPC Emissions: G

**REF: ME 2550**

## Cabrera

**€299,500**

2 superb and very unique properties for sale on one plot of 850m2 in Cabrera near Turre, Almeria, Andalusia with stunning vistas of the mountains and very private gardens.

Casa Roca consists of the main villa, which measures 105m2 and has 2 double bedrooms with en suite bathrooms, and the guest annexe of around 70m2 with 1 double bedroom and bathroom.

The main villa is accessed via a pedestrian door from the street that opens into the beautiful, peaceful garden. The garden is tiled throughout and provides various different areas to sit and enjoy the views and tranquillity. There is a large natural rock in the middle of the garden, hence where the villa gets its name from.

There is an uncovered terrace by the front door with a built-in BBQ on one side. Utility cupboards on the other side house the washing machine and gas boiler for the central heating. Going into the villa, you walk straight into the large open plan living – dining room with a bay window looking out to the amazing mountain views at the front. On the left hand side is the separate fully fitted and equipped kitchen with a sliding door. Two large windows frame the extraordinary view of the Sierra Cabrera mountains with a little corner of sea in the distance. The kitchen has a fridge / freezer with a cold water dispenser, electric hob and integrated oven, integrated microwave and dishwasher.

The living room has a fireplace with a wood burning stove and double doors leading out to the front terrace and a gravelled garden. Another set of double doors lead out to a rear courtyard that is

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enclosed on one side with a large feature rock. In the shade of the rock is a fish pond with a waterfall feature. Between the rock and the house is a path leading to the front garden and there are some further store cupboards.

The master bedroom has doors out to the front terrace plus fitted wardrobes and an en suite bathroom with sliding door. The en suite bathroom is a very good size with spot lights and a modern walk-in shower, double basins, granite top and fitted units. Two windows give plenty of light and ventilation. There is also an AC unit and a radiator.

The second double bedroom also has fitted wardrobes, double doors out to the side terrace and an en suite bathroom with walk-in shower. It has a window to the back, a store cupboard and a radiator.

The garden path winds between more rocks and takes you to the guest annexe which has its own separate entrance for pedestrians and vehicles. There is space to park 1 car in the driveway. The annexe has a conservatory like living room with glass walls on all sides which allows you to feel that you are convening with nature. There is a fireplace with a wood burning stove and a separate kitchen with a door to the garden. The fitted kitchen has granite work tops, fridge / freezer, electric hob and oven. There are also glass doors leading out to another part of the garden. Outside steps lead up to the very private solarium and a utility cupboard with the washing machine.

There is 1 double bedroom with three sets of wardrobes and windows on all sides. In the hallway there are further storage cupboards that are extra deep and with the electric water heater in one. The bathroom has a walk-in shower.

Kitchen white goods, fixtures and fittings.

Upgrades and extras include:

- Fibre optic internet
- Double glazed, turn and tilt windows
- Quality patio doors
- Gas central heating in the main house
- Air conditioning in all bedrooms
- Mosquito blinds
- Irrigation watering system
- Wide doors for wheelchair access
- Option to purchase a share of the communal pool with the property

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.

#### Location

On the above Google map click on enlarge map and the exact location of the property for sale in Cabrera, Costa Almeria, Andalusia is marked with the blue pin. Cabrera has a couple of restaurants and bars and is a 10 minute drive from the town of Turre where you can find all the servicios.

Turre is approximately 7 km to the beaches of Mojacar and Garrucha.

#### 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) - €521.25

Monthly community fees - €93.16



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