



Villa  
4 bedrooms  
3 bathrooms  
🏠 222 m<sup>2</sup>  
🏡 1 hectare  
🔑 Private  
EPC Consumption: E  
EPC Emissions: E

**REF: ME 2587**

**Vera**

**€439,000**

This fabulous and spacious villa is for sale with an enormous landscaped garden, gorgeous pool and roof terrace with beautiful 360° views to the Mediterranean sea and the Sierra Cabrera mountains and is located just into the countryside near Vera town in Almeria, Andalusia.

#### Overview

The villa is set on one floor with a roof terrace and the built area measures 222 m<sup>2</sup> including the porches. It is set on a plot of 10,000m<sup>2</sup> combining landscaped gardens and campo. There are four double bedrooms (the principal with an en suite bathroom), three bathrooms and a large living area. The outside areas include an attractive bar and large ivy clad gazebo, storeroom, a car port for 2 cars and the swimming pool and gardens.

#### Layout

Coming through the front door there is an entrance hall that leads to the spacious living-dining room with a fireplace (with a wood burning stove) and patio doors to the huge covered porch which runs along the front of the villa. There is a separate kitchen, fully equipped and fitted with an electric hob, integrated oven, dishwasher and quartz work top. A door opens from the kitchen out to the front porch. There are wonderful sea views to be enjoyed from the covered terrace all year around.

There are four double bedrooms with built-in wardrobes. The main bedroom has a dressing area with extra wardrobes as well as an en suite bathroom. Patio doors open onto the covered porch from this bedroom. There are two bathrooms, one en suite, and both have full size baths and one has a walk-in

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shower. The third bathroom is next to the pool area with a further walk-in shower.

There is also a utility room with the washing machine and the gas boiler.

#### External areas

The villa is situated on a gently sloping plot and access to the property is via electric gates. A tree lined driveway leads to the villa and to the carport for two cars. There is also more parking for several cars.

The wonderfully landscaped garden has various different areas for sitting and enjoying the views and surroundings. There is a wooden pergola draped with vines which makes for refreshing shade in the summer months. There is also an outdoor bar near the swimming pool. The plot includes an olive grove, a fruit orchard and a sports field for boules as well as beach volley. The entire plot is fenced.

There is another terrace next to the pool for al fresco dining with a barbecue plus the large roof terrace that is accessed via stairs next to the pool.

#### Extras

Air conditioning throughout the villa (hot and cold air). Furniture is negotiable. This villa would make a wonderful permanent home or a holiday home and has the added advantage of being a great holiday rental investment. The current owners have had a very successful holiday rental business for the past 5 years.

#### Location

For the precise location, see the pin on Google maps above. The property is just 5 minutes from the bars, restaurants and supermarkets of the typical Spanish town of Vera with its Saturday market and just a 10 minute drive from the beautiful beaches of Vera, Garrucha and Mojacar.

#### Airports

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

#### 4 Golf Courses

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

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) - €560.00

Quarterly rubbish collection - €39.48



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