



Villa  
2 bedrooms  
2 bathrooms  
76 m<sup>2</sup>  
447 m<sup>2</sup>  
Private

**REF: ME 2604**

## Turre

**€175,000**

Nice villa for sale on the “Agua Nueva” urbanisation in Turre, Almeria, Andalusia with a covered heated swimming pool and gardens with views to the mountains in the distance and only a 10 minute drive to the Mediterranean coast.

### Overview

Uniquely designed property around a central patio, all on the ground floor, with two bedrooms and two bathrooms. There are gardens surrounding the property and the swimming pool is covered and heated, allowing for all year-round use. Parking is available in the street and as the villa is at the end of a cul-de-sac, there is never any issue with this and also there is space for parking one car within the property under a car porch.

### Layout

The villa is distributed over the ground floor with rooms leading off from the central patio. Entrance to the property is via a pedestrian gate that leads into the tiled garden and pool area. A couple of steps take you up to the central patio which is a good size and has a table for alfresco dining. This is a protected area and can be used both in the summer and winter months. There are three doors leading off from the patio into the various living areas.

One door leads into the sitting-dining room with an open plan kitchen. There are large windows on all sides to catch the sun and allow for plenty of natural light. The kitchen is fully fitted and equipped with an electric hob and oven, dishwasher, fridge-freezer and microwave. A window looks out to the rear of

the property. There is access from here to the spacious main double bedroom featuring a cupola or small dome above the bed. There is an ensuite bathroom with a built-in shower using glass bricks. The bathroom has a window for light and ventilation. The bedroom also has access directly into the central courtyard.

Another door takes you into the second double bedroom and a bathroom with a shower. Both bedrooms have built-in wardrobes and air conditioning.

One more door leads into the utility room with plenty of storage space as well as the washing machine and water heater.

#### External areas

The gardens are tiled and gravelled in different areas and there is a garden shed perfect for storing tools. The pool, unusually for this area, has a cover and is also heated by gasoil which means that you can swim all year round. Car porch for one vehicle.

#### Sale includes:

Furniture and white goods. Gasoil tank and heater for heating the swimming pool.

#### Location

On the Google map click on "enlarge map" and the exact location of the property for sale in Turre, Andalusia is marked with the blue pin. Agua Nueva is a 2-minute drive from Turre town where you can find all the amenities including medical centre, banks, supermarket, post office, as well as restaurants and bars. Turre is approximately 7 km to the beaches of Mojacar and Garrucha.

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.

#### 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: Marina de la Torre

Vera: Valle del Este

Cuevas de Almanzora: Desert Springs

Aguilas: Aguilón Golf

#### 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) - €497.07

Quarterly rubbish collection - €39.48

REF: ME 2604

