



Town House
2 bedrooms
One bathroom
+ Cloakroom / WC
🏠 85 m²
🏠 Communal
EPC Consumption: G
EPC Emissions: G

REF: ME 2612

Mojacar

€159,000

Lovely townhouse for sale in a small tranquil urbanisation with a private garden, roof solarium with sea views, two further terraces and a gorgeous communal pool and gardens in "Altos del Cantal" urbanisation in Mojacar, Almeria, Andalusia.

Overview

The front door of the townhouse is reached by one set of external stairs where there is also a front terrace. The 85m2 of space includes the sitting room, kitchen and cloakroom /WC on the ground floor and the 2 bedrooms and bathroom on the first floor. The roof solarium is accessed via external stairs leading from the first floor terrace. The complex has a wonderful communal pool and mature gardens with plenty of grass and shade for the summer months. Parking is on the street.

Layout

Ground floor: External stairs lead up to the front terrace and take you into the spacious sitting room with a wood burning stove in one corner and large patio doors going out to the terrace. Walking through there is a modern cloakroom / WC under the stairs and then the open plan kitchen-dining room with patio doors opening into the private garden with planters and a lovely palm tree. The kitchen is fitted and equipped with a gas hob, electric oven, dishwasher, fridge-freezer and washing machine.

First floor: There are 2 double bedrooms, both with built-in wardrobes. One of the bedrooms has access to a terrace with sea views and the stairs that lead up to the roof terrace. The other bedroom overlooks the back garden and the lush riverbed and mountains of the Sierra Cabrera beyond. There is a

bathroom with bath shared by both bedrooms.

Solarium: There are fabulous 360° views of the sea and the mountains from here with plenty of space for sun loungers to enjoy all day sunshine from sunrise to sunset.

Communal areas

There are communal gardens in front of the property and around the pool area with grass and mature trees for shade. The communal pool is just around the corner from the townhouse, literally 15 metres away.

Sale includes: Fully furnished with fixtures and fittings plus white goods.

Location

For the precise location, see the pin on Google maps above. The complex is up the road from the Red Cross building. The nearest restaurant / bar is the Kimrick which is just 200 metres walking distance. There is a large selection of restaurants, bars and beach bars down on the sea front which is a 2-minute drive or a 10-minute walk (800m).

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

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Yearly council rates (IBI) - €342.05
Quarterly rubbish collection - €39.48
Monthly community fees - €92.00

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