





Villa

3 bedrooms

2 bathrooms

 115 m²

 560 m²

 Private

EPC Consumption: E

EPC Emissions: E

REF: ME 2628

Mojacar

€490,000

Stunning, partially reformed villa for sale in the beautiful area of La Parata in Mojacar, Almeria, Andalusia with a brand new sensational pool and terrace area that offers dazzling views of the sea and mountains.

Overview

This villa has been partially reformed to a high standard using quality materials both inside and out. There are new kitchen and bathrooms. There are gorgeous views from the sitting and dining rooms of the sea. The villa has different levels connected by internal stairs as well as external stairs. All the terracing is brand new as well as the pool and provides lots of outdoor space to sit and enjoy the sun and views. There is private parking for 2 cars at the entrance to the villa. This would make a wonderful holiday or permanent home.

Layout

There are two entrances to the property, one is directly into the kitchen which is very useful for taking shopping etc, and the other is via a patio directly into the sitting room. There is a large sitting room connected by an arch to the dining room with wonderful views of the sea and mountains. There is plenty of space for a long dining table and chairs. The sitting room is also a very good size with a wood burning stove and doors leading out to the porch. The covered porch of 14m² runs along one side of the house and has a built-in seating with room for sofas and chairs to enjoy the magical views.

There is a separate fully fitted kitchen in a contemporary style with a gas hob, electric fan oven,

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combi-oven (microwave and oven), fridge-freezer, wine cooler and dishwasher.

Some stairs lead up to the 3 double bedrooms and 2 bathrooms. Two of the bedrooms have built-in wardrobes and share the bathroom with bath and fixed shower screen plus more cupboard space for storage. There is access from one of these bedrooms to a paved garden area and a view of the sea. The master bedroom has an en suite bathroom with a modern walk-in shower plus a safe.

There is a storeroom at the back of the villa with the washing machine and space for a tumble dryer, as well as storage for brooms, mops etc. Gas water heater. New electrics and plumbing.

Sale includes: Fully furnished including washing machine, wine cooler, oven, hob, microwave, integrated fridge / freezer. Alarm with connection to the police. New air conditioning (hot and cold air) throughout, 2 air conditioning units in the living room.

External areas

Pool. Terracing and garden. Private parking.

Location

For the exact location please click on "enlarge button" to see on Google maps, above right. La Paratá is a residential area just off the coast of Mojacar. There is a great restaurant/ bar in the heart of La Parata. The distance from the villa in the Parata to the beach is approximately 2.2 km or 7 minutes' drive. The Parata has a restaurant with pool and tennis facilities (club membership), a hostel and a bar. This is a very sought after area for people looking for an exclusive, peaceful location, close enough by car to all the beach amenities.

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) - €344.10

Quarterly rubbish collection - €39.48

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