



Villa
 5 bedrooms
 4 bathrooms
 287 m²
 570 m²
 Private
 EPC Consumption: E
 EPC Emissions: D

REF: ME 2664

Los Gallardos

€299,000

Fabulous villa with self-contained apartment for sale in Huerta Nueva in Los Gallardos, Almeria, Andalusia with a private pool, garage and a 15-minute drive from the coast.

Overview

A beautiful 3 bedroom / 2 bathroom detached villa with a self-contained 2 bedroom / 2-bathroom annexe on the lower level. There is also a pool and a garage. This spacious property is ideal for those looking to generate an income through rentals or equally to be able to accommodate friends and family. Solar panels provide most of the electricity and hot water to the villa. The corner plot offers amazing views of the Sierra Cabrera mountains and Mojacar Pueblo in the distance. The beaches of Mojacar, Garrucha and Vera are a 15-minute drive away. The plot is walled and gated and was built in 2004 to a very high standard.

Layout

Ground floor

Going through the front door, you come into a spacious hall with the fully fitted and equipped kitchen on the left. The kitchen has granite work tops, electric hob and integrated wall oven and microwave, and washing machine. An archway opens into the large 40m² sitting – dining room with a wood burner. Opposite is a double bedroom with built-in wardrobes and access via patio doors to the pool area. There is a bathroom with bath. A second bedroom also with built-in wardrobes leads into a summer room that has lovely views. This also links to the master bedroom which is ample, with fitted wardrobes, ceiling fan and an ensuite bathroom with walk-in shower.

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Semi-basement level

A driveway at the side of the house leads down to the basement level with a garage and separate gym that has air conditioning. A door here leads into a large under build providing plenty of storage space, pool pump etc. An archway takes you to the front door of the independent apartment measuring 90m2. There is a spacious living – dining room, a separate fully fitted and equipped kitchen with electric hob & oven, fridge-freezer, dishwasher, washing machine and granite work surfaces. There are two double bedrooms, each with their own ensuite bathroom (one with a shower and the other with a bath) plus fitted wardrobes.

Sale includes:

Fixtures, fittings and white goods. Air conditioning units throughout the property. 14 solar panels on the roof plus the regular electric connection. Electric wall heaters. Mosquito blinds and awnings on the terrace for fly free dining. Solar hot water. Water filter system.

External areas

Garden areas surrounding the property with mature trees and plants. Pool: 8 x 4m. Terrace.

Location

For the precise location, see the pin on Google maps above. Huerta Nueva is an exceptional place to live or to holiday in and offers mountain views and all the amenities of the Village of Los Gallardos a walking distance away. The sea is a short drive away and it is also near several golf courses, about ten minutes from the beaches of Mojácar, Garrucha and Vera, twenty minutes from the district hospital in Huercal Overa, forty minutes from Almería Airport. The village of Los Gallardos has all necessary services and amenities including a medical doctor's surgery.

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) - €417.55

Quarterly rubbish collection - €39.48

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