



Villa  
3 bedrooms  
2 bathrooms  
🏠 93 m<sup>2</sup>  
🏠 400 m<sup>2</sup>  
🔑 Private

**REF: ME 2681**

## Turre

**€255,000**

Superb, immaculate villa on one level for sale on the “Agua Nueva” urbanisation in Turre, Almeria, Andalusia with a private pool, large solarium and poolside bar.

### Overview

This impeccable villa is very well maintained and provides a comfortable, contemporary home. The villa is set on the ground floor with a huge solarium and a lovely private swimming pool that is heated and has a cover. There is a wrap-around porch that faces the pool area and the garden at the side of the house. The covered porch is made from wood on the underside and gives a warm feel much like a traditional finca. This area provides shade in the summer months with outdoor dining and sofas. The property is south facing and so gets all day sun. This property would make a fabulous permanent or holiday home.

### Layout

The sitting-dining room has a wood burning stove in one corner and access via double patio doors to the sunny terrace. There is a separate kitchen, fully fitted and equipped with modern units and an electric hob & oven, washing machine, fridge-freezer, and microwave.

There are 3 double bedrooms, all with ceiling fans and air conditioning units as well as built-in wardrobes. The master bedroom has an ensuite bathroom with a modern walk-in shower and a window for natural light. There is a second bathroom also with a walk-in shower and window.

There is a beautiful view from the covered terrace of the olive groves in front of the plot and Mojacar village and the mountains of Sierra Cabrera in the distance. Roller blinds / wind breakers have been fitted in one part of the porch to provide a cosy outdoor area in the winter months. External spiral stairs lead up to the roof terrace and down to the pool area. The roof terrace has magnificent 360° views.

#### External areas

The pool has a cover and a heating system (no guarantee) and is surrounded by AstroTurf / artificial grass and palm trees on one side. On the other side is a table for alfresco dining and a proper, built-in bar with working electrics that supply a fridge and a chest freezer with a sliding top. There are no neighbours in front of the pool area which makes it feel very private. The garden around the sides of the house is paved.

Sale includes: Furnished and equipped per inventory. Security bars and mosquito nets on the windows. Alarm. Electric boiler. The LG air conditioning units are only 18 months old. Fibre optics. Ceiling fans in the bedrooms. Wood burning stove in the lounge.

#### 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) - €442.81

Quarterly rubbish collection - €39.48

Monthly community fees - €16.92

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