



Villa
5 bedrooms
4 bathrooms
🏠 312 m²
🏠 3,000 m²
🔑 Private
REF: ME 2764

Vera

€399,950

Tranquil Country Villa For Sale with Pool, Guest Apartment, and Lovely Views, very close to the Valle Del Este Golf Resort in Vera, Almeria, Andalusia.

Overview:

This expansive country villa offers an idyllic retreat to relax and unwind. Boasting a private pool, a charming barbecue area, a garage, a convenient storeroom, and a guest apartment, this property combines modern comfort with the beauty of nature. Enjoy panoramic views from the various outdoor areas, all while being just minutes away from the Valle del Este Golf resort. The main house is on the first floor with 3 bedrooms and 2 bathrooms, whilst the guest annexe is on the ground floor with 2 bedrooms and 2 bathrooms.

Layout:

Guest Apartment: You enter through the front door via a partially covered terrace that leads to the Roman-shaped, fibreglass pool. The terrace features a built-in barbecue with an outdoor kitchen area, perfect for entertaining. On the ground floor, there's a 2-bedroom, 2-bathroom guest annex or apartment with an open-plan kitchen-lounge-diner. Both bedrooms have ensuite bathrooms with showers, one with access to the side terrace and the other overlooking the pool area.

The main house, situated on the first floor, is all on one level. Access is via external stairs leading to a spacious, partially covered terrace with an elegant Andalusian-style outdoor kitchen, ideal for al fresco dining. The villa offers two entrances, one via the kitchen and another directly into the sitting room. The

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independent kitchen is well-equipped with modern appliances, including a fridge-freezer, gas hob, electric oven, and dishwasher. Patio doors open to a permanent covered terrace, ensuring year-round use and overlooking the pool area. The kitchen seamlessly connects with the spacious sitting-dining room, featuring a wood-burning stove.

Adjacent to the sitting room, you'll find a conservatory or sun lounge, furnished with comfortable sofas, and access to both the kitchen terrace and the main bedroom. The master bedroom boasts a sunny balcony overlooking the pool area, built-in wardrobes, and an ensuite bathroom with a modern walk-in shower and ample natural light. There are two additional bedrooms, one with wall-to-wall built-in wardrobes and another smaller one. The main bathroom is equipped with a modern walk-in shower and features a window for natural light.

External Areas:

There is a gorgeous-elevated terrace which is partially covered to provide shade in the summer months and offers 360° views. The garden is thoughtfully landscaped with terracing, white gravel, and low-maintenance plants and trees. A large driveway with electric gates leads to a garage, providing convenient parking. Adjacent to the guest apartment, you'll find a storeroom and a workshop. The property also has a 12,000-litre water deposit.

Included in the Sale:

Kitchen furniture and appliances, fixtures and fittings. Air conditioning (hot and cold air) throughout the property. Wood burning stove. Alarm system.

Location:

Situated just a minute away from the Valle del Este Golf resort, you can enjoy the resort's amenities without the associated living fees. This location offers the perfect blend of tranquillity and accessibility, as the motorway is only a few minutes away, connecting you to Murcia, Alicante and Malaga. On the golf resort you have a 4-star hotel with a gym and spa facilities as well as a large outdoor pool, these services can be accessed by paying a fee. There is a small commercial centre with a few bars and restaurants and golf shops. Valle del Este has direct motorway access and is approximately 7 km from the beaches of Mojácar and Garrucha and about 4 km from Vera town and its facilities.

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) - €224.00

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