



Villa
 4 bedrooms
 3 bathrooms
 + Home office
 🏠 360 m²
 🏠 784 m²
 EPC Consumption: D
 EPC Emissions: C

REF: ME 2793

Alfaix

€375,000

Designer villa with gorgeous mountain views and an integrated garage for sale in Alfaix in Almeria, Andalusia.

Overview:

Step into this splendid villa, thoughtfully designed by its owners, and you'll be immediately captivated by its unique layout. From the moment you enter, the quality and meticulous attention to detail become strikingly evident, making this property truly exceptional. There are 4 bedrooms, 3 bathrooms, a large living-dining room, a gym, a storeroom and a garage. The outside areas consist of terraces and low maintenance garden surrounding the villa.

Layout: The property is distributed over three floors with a large central stairwell and a wooden ceiling which are very much two of the key features of the villa.

On entering there is a welcoming hallway with a spacious study or bedroom, on the left, complete with an adjacent bathroom. To the far right, the kitchen-diner beckons with its many square shaped windows framing the amazing views and filling the space with natural light. There is a practical pantry and a utility room with laundry facilities as well as a back door that offers easy access to the outside. There is also access from the garage on this level.

Going upstairs to the comfortable main bedroom, a luxurious sanctuary boasting a walk-in wardrobe and an en-suite bathroom with both a bath and shower. There are patio doors from this bedroom

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opening onto a generously sized terrace, where you can relish the views in privacy and style.

On the first landing, just down from the front door, a cloakroom is situated to the left, ensuring practicality in daily living. As you continue, an inviting sitting area unfolds, leading seamlessly into a lounge adorned with a striking marble fireplace. The lounge extends to a split-level dining area, both of which open up to the terrace through patio doors. For added convenience, an additional staircase from the lounge provides easy access to the kitchen.

On the ground floor there is a large single bedroom with 3 single beds and its own entrance. There is an open plan room that is being used as a gym at present and another room with glass screens and skylights for natural light where there is a double bed for guests.

Outside Areas:

The villa offers a spacious outdoor haven that integrates with its interior elegance. A large south facing terrace, partially covered with a split-level design leads to the garden below. Here, you can enjoy the views of the surrounding mountains and Rio Aguas, creating the perfect setting for dining, entertaining, or simply unwinding.

What Is Included in the Sale:

Connected to mains electric, water, and sewerage. There is air conditioning, double glazing, a solar water heater, and an alarm system complete with cameras for security, video entry phone. Plus high-speed Fibre Optics with Movistar. All the furniture, with the exception of the antiques, is included.

Location:

For the exact location please click "enlarge" on the Google map, above right. Conveniently located, the villa is in close proximity to a mini-supermarket offering fresh bread, the renowned restaurant Venta de Alfaix, and the HPB Urbanisation, El Pueblito de Alfaix. Moreover, it's just a short 15.6 km (22-minute car ride) away from the beaches of Mojacar.

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) - €470.53

Quarterly rubbish collection - €39.48

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