




**Village House**

4 bedrooms

2 bathrooms

 136 m²

**REF: ME 2797**

**Velefique**

**€69,950**

Traditional village house with lovely mountain views and a large solarium for sale in Velefique, Almeria, Andalusia.

**Overview**

This delightful semi-detached village house is located in the heart of Velefique village, offering a comfortable and spacious living space across two floors. With 4 bedrooms, 2 bathrooms, a lovely front terrace, and a private solarium boasting picturesque views of the village and surrounding mountains, this property has a lot to offer.

**Layout**

**Ground Floor:** Upon entering the property, you'll find a welcoming front terrace with ample space for outdoor dining and pretty rooftop views of Velefique. The front door opens into a sizeable living room with a feature fireplace, maintaining many of the original characteristics such as built-in cupboards, marble floors, and fireplace mantles. To the right of the living room, a versatile storeroom offers the potential for conversion into a secondary sitting room, office, or fifth bedroom. Natural light comes into this area through a window into the kitchen. To the left of the living room, you'll discover a well-sized ground floor shower room with a utility area, as well as a spacious kitchen with a convenient larder space under the stairs.

**Second Floor:** Heading upstairs from the kitchen, a landing area leads to the 4 bedrooms. To the right is a spacious double room with a cleverly designed storage space above the stairs. Continuing down

the corridor, there's a single bedroom, followed by another bright and spacious double bedroom on the right, offering captivating views over the village. The corridor leads to the main family bathroom. At the top of the stairs, the bedroom straight ahead is used as the master bedroom, boasting exceptional space and an additional room that could easily be transformed into a generous walk-in wardrobe.

**Roof Terrace:** From the rear of the property, a set of stairs leads up to the roof terrace, covering the entire footprint of the second floor. Here, you'll be captivated by absolutely stunning panoramic views. With the installation of a simple railing around the edge, this terrace could become a secure outdoor space, perfect for soaking up the Spanish sun.

**External Areas:** A charming front terrace for outdoor relaxation and a private solarium with breathtaking views.

Included in the sale: Fully furnished and equipped.

#### Location

Velefique is a charming small village situated in the Sierra de los Filabres mountains. The village offers a peaceful lifestyle with a couple of bars where you can enjoy drinks with tapas or meals. Additionally, a municipal swimming pool is open during the summer months. In the main square, you'll find the town hall building, an ATM, café, and pharmacy. There's also a basic supermarket conveniently located within the village. The larger town of Tabernas is just a 15-minute drive from the property, providing access to more amenities. For those seeking city life and the best beaches in the province, Almeria is a 40-minute drive away.

#### Airports

- Almeria Airport: Approximately 40 minutes away
- Granada Airport: Approximately 1 hour and 50 minutes
- Murcia Airport: Approximately 2 hours and 15 minutes
- Alicante and Malaga Airports: Both reachable in just under 3 hours.

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) - €107.26

Quarterly rubbish collection - €39.48



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