



Town House
 4 bedrooms
 2 bathrooms
 + Home office
 + Cloakroom / WC
 🏠 86 m²
 🏡 Communal

REF: ME 2846

Mojacar

€169,000

Lovely townhouse for sale in a small tranquil urbanisation with a private garden, roof solarium and a garage, two further terraces and a gorgeous communal pool and gardens in "Altos del Cantal" urbanisation in Mojacar, Almeria, Andalusia.

Overview: The front door of the townhouse is reached by one set of external stairs where there is also a front terrace. This property looks directly onto the communal pool and lush garden. The 86m2 of constructed area is distributed on 4 levels with another 40m2 of built area in the semi-basement. The roof solarium is accessed via external stairs leading from the main bedroom on the first floor. The complex has a wonderful communal pool and mature gardens with plenty of grass and shade for the summer months. There is a lock up garage being sold with the property.

Layout: External stairs lead up to the front terrace and take you into the sitting room and large patio doors going out to the terrace. Walking through is the open plan kitchen-dining room with patio doors opening into the private terrace / garden. The kitchen is fitted with grey units and a dark grey granite work top as well as an electric hob and oven.

First floor: There are 2 double bedrooms, both with built-in wardrobes. One of the bedrooms has access to a terrace with sea views and the stairs that lead up to the roof terrace. The other bedroom overlooks the back garden and the lush riverbed and mountains of the Sierra Cabrera beyond. There is a bathroom with bath shared by both bedrooms.

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Mojacar Estates: Paseo del Mediterraneo, 8 - Mojacar - 04638

Solarium: There are fabulous 360° views of the sea and the mountains from here with plenty of space for sun loungers to enjoy all day sunshine from sunrise to sunset.

Semi-basement: Going downstairs there are 2 bedrooms with windows, one looking to the front of the property and the other to the rear. Both bedrooms have built-in wardrobes. One of the bedrooms has an ensuite bathroom with bath and the other has an ensuite toilet and basin. There is a spacious hall with a built-in wardrobe that could be used as a second sitting room or an office space.

Communal areas: There is a pool and communal gardens with mature trees for shade in front of the property.

Sale includes: Sold as seen and in need of some refurbishment. There are ceiling fans and dual air conditioning units in the upper 2 bedrooms.

Location: For the precise location, see the pin on Google maps above. The complex is up the road from the Red Cross building. The nearest restaurant / bar is the Kimrick which is just 200 metres walking distance. There is a large selection of restaurants, bars and beach bars down on the seafront which is a 2-minute drive or a 10-minute walk (800m).

Airports: Almeria 45 mins; Murcia 1hr 30 mins; Alicante 2hr; Malaga 2 hr 30 mins.

4 Golf Courses: Marina de la Torre in Mojácar; Valle del Este in Vera; Desert Springs in Cuevas del Almanzora; Aguilón Golf in Pulpí.

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.

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.

Approximate running costs

Yearly council rates (IBI) - €403.46

Quarterly rubbish collection - €39.48

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