

Chirivel

Cortijo/Finca

€190,000

Ref: A1381



5



2.5



2,273 m²



334 m²



✓



✓



✓



Consumption
E - 265kW

Emissions
E - 56kg



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Property Purchase Expenses

Property price	€190,000 (£163,159)
Transfer tax 7%	€13,300 (£11,421)
Notary fees (approx)	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx)	€1,500 (£1,288)

Fees and Taxes

IBI property tax	€296.00 per annum
Refuse fees	€120.00 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,576)
Remainder of deposit to 10%	€16,000 (£13,740)
Final Payment of 90% on completion	€171,000 (£146,843)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Bargain Price! - Reduced April 2025

An Excellent Rental Investment Opportunity and Ideal Family Home

We are pleased to present this spacious and beautifully renovated semi-detached Andalusian Cortijo, offering 5 bedrooms and 2 bathrooms, complete with a 6m x 3m private pool. The property is located in a picturesque hamlet in the countryside of Chirivel, within the Almería province.

This charming two-story property is set on a generous plot of 2,273m² and boasts spectacular countryside views. The Cortijo, which is 300 years old, features exceptionally thick walls that provide outstanding soundproofing and natural insulation, ensuring a peaceful indoor environment. The property retains its traditional character while being thoughtfully renovated to high standards, blending historic charm with modern comfort.

This versatile property offers several possibilities: it can serve as an impressive family home, be divided into two separate living spaces (ideal for multi-generational living), or provide a lucrative rental business with a self-contained apartment on the upper floor, allowing owners to live comfortably on the ground floor.

The property already benefits from an established and successful rural tourism business, with a tourist licence in place to operate as a "vivienda rural."

Location & Amenities:

The property is within walking distance of a bar/restaurant and is just a 5-minute drive from the small town of Chirivel, which offers all essential amenities. The historic town of Vélez Rubio is a 10-minute drive away, providing a wider range of shops, banks, bars, a weekly market, and a 24-hour health center.

Property Description:

Upon entering the property, you are welcomed by a spacious hallway. To the right, there is a large guest toilet with a storage cupboard, tiled for ease of maintenance. Adjacent to this is a door leading to a small corridor, which houses the master suite. This generously proportioned room features a shelved alcove, a private en-suite shower room with a toilet and vanity unit, as well as a large walk-in wardrobe for ample storage.

From the small corridor, another external door leads to a charming courtyard with an external staircase that ascends to a first-floor terrace. The courtyard also provides access to a wood/general storage area and has a stable door leading to the front parking area. A separate door opens into a spacious, fully fitted kitchen.

The kitchen is equipped with a wide range of modern wall and base units, a central island, granite worktops, and all necessary appliances. A door leads into a large utility/storage room where the gas water heater and washing machine are housed. Another door opens to the swimming pool terrace and a relaxing outdoor area, perfect for enjoying alfresco dining under a pergola in the stunning Spanish climate.

The 6 x 3m tiled swimming pool features Roman steps with a paved surround. The pool area is walled on three sides, offering...

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible