

# Huercal-Overa

Cortijo/Finca

€430,000

Ref: A1406



5



3



2.93 hectares



450 m<sup>2</sup>



✓



✓



✓



Consumption  
F - 254kW

Emissions  
E - 49kg



spanish  
property  
CHOICE

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

**Ref: A1406 — <https://www.spanishpropertychoice.com/A1406>**

## Property Purchase Expenses

Property price .....	€430,000 (£362,318)
Transfer tax 7% .....	€30,100 (£25,362)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Fees and Taxes

Refuse fees ..... €160.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€40,000 (£33,704)
Final Payment of 90% on completion ...	€387,000 (£326,086)

\* 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

Discover your dream Spanish retreat with this exceptional fully renovated country home located in the heart of the Almeria countryside. A short 10 minute drive to the local amenities of Santa Maria de Nieva which includes an international supermarket, doctors clinic, pharmacy, bar and restaurant. The large town of Huercal-Overa is a 20 minute drive and offers a cinema, town park, theatre, banks, supermarkets, schools and post office etc.

This detached Cortijo comes with a total of almost 30,000m2 of private land, including wrought iron gated driveway, wide selection of mature plants and trees, allotment and ample room for anyone who is a keen gardener.

The key turn ready home has been reformed whilst keeping many traditional features such as wooden shutter windows, original wooden beams and traditional floors. A perfect blend of charm and modern comforts.

Entering into the far end of the property there is an open plan living, dining and kitchen area. A log burning fireplace being the main focal point, this room is light and airy with ample space for a full size breakfast and dining table, lounge furniture and the kitchen comes fully equipped with modern appliances and storage cabinets.

Just off this space is a generous size utility room that leads through into 2 further rooms which could be at home offices or smaller lounges.

A downstairs family bathroom comes with a free standing bathtub, toilet and sink unit with mirror.

The second lounge is a spacious room with another feature fireplace, from here you can access the sun room to the front of the house which has sliding glass panels and an electronic netted screen where you can enjoy the best of indoor/outdoor living.

The primary bedroom is located on the ground floor, a large room with en suite shower room and a walk in dressing room.

A hallway leads to a smaller room which could be used as a bedroom, study or storage. The first internal staircase has under stair storage and leads up to an open landing and 2 double bedrooms, one having an en suite shower room.

A second internal staircase houses the wine cellar and access to the final upstairs bedroom, with a unique turret design this room is flooded with natural sunlight.

Across from the property is a large swimming pool, outdoor shower and terraces. A full size jacuzzi is located in a secluded part of the garden alongside the outdoor kitchen and covered terrace.

A detached garage which is currently used as a workshop provides additional storage, room for a utility room and a potential at home gymnasium. A wooden carport is ideal for keeping any additional vehicles out of the midday sunshine