

# Cuevas del Almanzora

## Villa

€395,000

Ref: B2326



4



3



3,638 m<sup>2</sup>



283 m<sup>2</sup>



✓



✓



16 min.



Consumption  
C - 56kW

Emissions  
C - 10kg

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## Property Purchase Expenses

Property price .....	€395,000 (£344,243)
Transfer tax 7% .....	€27,650 (£24,097)
Notary fees (approx) .....	€750 (£654)
Land registry fees (approx) ...	€750 (£654)
Legal fees (approx) .....	€1,500 (£1,307)

## Fees and Taxes

IBI property tax .....	€323.65 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,615)
Remainder of deposit to 10% .....	€36,500 (£31,810)
Final Payment of 90% on completion ....	€355,500 (£309,818)

\* 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

This is an immaculate Two-Story Detached Villa with a private swimming pool in a stunning location.

Nestled in a serene rural setting, this exceptional private cortijo offers privacy, comfort, and unparalleled views of the surrounding countryside and mountains. Just a short drive to the local town of Cuevas del Almanzora with partial track access, this property is an ideal retreat, blending the tranquility of rural living with easy access to amenities.

The picturesque beaches of Palomares and Villaricos are also only a 16 minute drive away.

Set on a generous plot, the exterior of the property boasts beautifully landscaped gardens adorned with a variety of fruit trees and olive orchard. An additional fenced area within the garden is ideal for animals as well as the existing chicken pen. The highlight of the outdoor space is the private swimming pool, enclosed in a large fly-free area that makes it perfect for year-round outdoor living. Whether you're lounging by the pool or dining al fresco, this space offers the perfect setting for relaxation and entertaining.

A detached double garage offers space for several vehicles and additional storage.

The cortijo features two access points – one from the upper floor through the main gates and another from the pool area on the ground floor.

The upper floor welcomes you with a grand entrance hallway, leading into a spacious living room divided into two sections, each designed to maximize the stunning views. Large windows in the dining area allow natural light to flood the space, creating an inviting atmosphere.

From the living room, you'll find a modern, fully-equipped kitchen with ample storage and high-end appliances.

Also, on the upper floor is a generously-sized bedroom, second bedroom which is currently used as a home office and a beautifully designed family bathroom, offering the perfect blend of luxury and comfort.

The lower floor offers even more space, with three additional double bedrooms and a family shower room. One of these bedrooms features an en-suite shower room and could serve as a primary suite. This level also includes a large room that is used as a second television room. Alongside the door that leads out to the swimming pool is a second kitchen, fully equipped. With the layout of this beautiful home it offers the potential to be divided into 2 self-contained living areas, making it perfect for guests, rentals or extended family.

This cortijo is truly one of a kind, offering both privacy and practicality in a stunning location. The versatility of the layout, combined with the finishes and breathtaking views, makes it a must-see. Whether you're looking for a family home, a holiday retreat, or an investment property, this cortijo has it all.

Don't miss the opportunity to own this incredible property – it must be seen to be fully appreciated!

Contact us to make a viewing appointment