

Velez Blanco

Cortijo/Finca

€475,000

Ref: E222



5



5



10.52 hectares



234 m²



✓



✓



✓



Consumption
E - 116kW

Emissions
E - 21kg



Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

spanish
property
CHOICE

Property Purchase Expenses

Property price	€475,000 (£410,020)
Transfer tax 7%	€33,250 (£28,701)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,295)

Fees and Taxes

IBI property tax	€116.18 per annum
Refuse fees	€61.68 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,590)
Remainder of deposit to 10%	€44,500 (£38,412)
Final Payment of 90% on completion	€427,500 (£369,018)

* 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

In collaboration with our Spanish Partner this new property for sale in the area of Velez Blanco, Almeria, Southern Spain, €475,000 with business opportunities for BNB – newly refurbished self-contained apartment, 26 acres of valleys including a large 120m2 stable, additional outbuilding.

This immaculately presented property was totally reformed in 2010, and recently updated over the past 18 months to offer so many highlights.

Large farmhouse with land and stables offering-

4-5 double bedrooms within the main building

Master bedroom with large walk-in wardrobe and ensuite

Very spacious open plan living areas- bespoke designed new kitchen, dining room and lounge

Underfloor heating on the ground floor

Central heating to the first floor via gas

Newly fitted solar panel system

Above ground swimming pool surrounded by new landscaped terraces

3 Aircon units in the main house and a further unit in the apartment

3 lounges- two on the ground floor, one on the first floor

Separate self-contained 1 bedroom apartment with licence for rental - includes private patio

120m2 stables with stalls set up to provide homing for horses

26 acres of land- includes panoramic views of your own valley

3 caves- perfect as hobby rooms/storage/man caves

Within the land there are separated and fenced areas for cattle/horses including an enclosed stable

An additional outbuilding with new roof that can be adapted for additional living accommodation or another BNB opportunity

Wrap around terraces providing 360 degrees of quite stunning views across the mountains and valleys

Self-contained apartment has its own patio area and gardens laid with plants and stones

Additional two rooms on the ground floor -could be an additional self-contained apartment with separate access to the front

Separate large outbuilding with new roof that can be converted to offer another self-contained apartment or an amazing craft/artisan space

Electric and water on mains supply, however with access to the lands own streams to be off grid and now with a newly fitted Solar Panel System.

Let's explore this stunning property further – a key feature is the stunning panoramic views- adored so much that it was the location for a TV series- Lost in Paradise and is a notable home in the area.

We enter through a private driveway with plenty of parking space to the front. The main house sits to the right, with the garage and separate self-contained apartment to the left. The first impressions will take your breath away with the