

Velez Blanco

Cortijo/Finca

€695,000

Ref: E244



7



6



10.00 hectares



1,052 m²



✓



✓



✓



Consumption
E - 164kW

Emissions
E - 35kg

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Property Purchase Expenses

Property price	€695,000 (£575,669)
Transfer tax 7%	€48,650 (£40,297)
Notary fees (approx)	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx)	€1,500 (£1,242)

Fees and Taxes

IBI property tax €440.38 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,485)
Remainder of deposit to 10%	€66,500 (£55,082)
Final Payment of 90% on completion ...	€625,500 (£518,102)

* 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 Collaborator we have a 400-year-old fully sympathetically restored Andalusian Cortijo nestled on the edge of the Sierra Maria National park in the unique and beautiful valley of Velez Blanco in the Province of Almeria in Andalucia, Southern Spain.

The property is comprised of 2 separate dwellings, one being the main residence for a family, with 4 bedrooms and 4 bathrooms and the other dwelling being of 3 bedrooms and 3 bathrooms, which is ideally suited for potential income and the property is registered as A Rural Tourist property with current associated Licence.

The property has the potential for many creative income ventures, such as a Bodega/Distillery - there is a clause in the existing Escritura listing a now derelict building as a former Distillery - Alpaca Trekking, Off Road 4x4 tours/adventures, Lavender/Herb farming, Goat/domestic animal farming, Rural Bed and Breakfast, rural camping/glamping to name but a few.

The Cortijo is situated on land of approximately 10 hectares. It has a swimming pool with lounge area, a 4 car garage, 4 car port, an animal enclosure and shelter with feed store house and an agricultural storage yard with cover for tractors etc.

The house is surrounded by a beautifully semi-rural landscaped garden and has spectacular and breath-taking views of the Blanco Valley, Whitewashed traditional Velez Blanco Town and the magnificent Moorish Castle of Velez Blanco.

The current owners have set up the property for holiday rentals in the 3 bed adjoining Cortijo and also organised retreat weeks for itineraries such as Meditation, Yoga, painting, bird watching and walking.

The House has electricity, town water and internet connection.

Agricultural water is currently available and supplied by the local consortium

Property
1052 m2 built
767 m2 living area
100000 m2 plot sq.meters
2 Separate Cortijo
7 Bedrooms in total
6 Bathrooms in total
Huge valuted ceiling cellar/former bodega
Good condition throughout
2 terraces
125 m2 of terrace
Orientation south
More than 30 years
Floor stoneware
Foam insulated roofing throughout
Double glazed wooden windows where appropriate

External
1 x 4 car Garage
1 x 4 car Port
Enclosed agricultural storage yard
Animal Shelter Feed Store and fenced enclosure
Gardens
Courtyard with water fountain
Private pool
Heating central
Fuel gasoil
Electricity connected
Town water connected
Water energy solar panel
Agricultural water supply
Internet connected