

Velez Rubio

Cortijo/Finca

€450,000

Ref: E269



6



4



9,737 m²



377 m²



✓



✓



✓



Consumption
Applied for

Emissions
Applied for

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Property Purchase Expenses

Property price	€450,000 (£389,655)
Transfer tax 7%	€31,500 (£27,276)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,299)

Fees and Taxes

IBI property tax	€284.26 per annum
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Standard form of payment

Reservation deposit	€3,000 (£2,598)
Remainder of deposit to 10%	€42,000 (£36,368)
Final Payment of 90% on completion	€405,000 (£350,690)

* 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

It is our honour to present this impressive hillside property for sale for 450,000 with quite spectacular views over Velez Rubio, Almeria, Southern Spain.

This well presented home sits over three levels, with the main accommodation with four double bedrooms being on the first floor, the lower level has a converted room with bathroom, large garage/workshop (39m²) and storage room. The second floor offers 2 further double bedrooms with a family bathroom.

The property sits proudly within landscaped terraced land of 9737m². The second terrace holds the main entrance to the pool garden and level one of the home, with a separate Casita with two rooms and kitchenette- currently utilized as a Spa Retreat-with hot tub and Sauna, there is a newly fitted walk-in shower too.

This property really needs to be viewed to fully appreciate the superior panoramic views, quality finishing touches and the potential that this home offers you and your family.

Key Features-

6/7 Double Bedrooms – four double bedrooms on the first floor, two double bedrooms on the second floor, a converted room on the lower level, currently set as a Games Room

4 Separate Bathrooms – one on the lower level, two on the ground floor, one on the first floor, also further walk in shower in the Casita

Two Tier Swimming Pool 8.6m x 4.2m, depths of 0.8m and 1.6m.

Perfectly presented throughout, with the original construction starting in 1921, the current owners have further modernised over the past 20 years- has a modern yet authentic feel

Four landscaped gardens with total land of 9736m², including two with established, maintained fruit trees- Olives x 72, Almonds, Mulberry, Quince, Walnut, Plum, Fig, Orange, Cherry, Apples and Vines. Three of the terraces are fully fenced, with two external gated entrances, the first floor having electric gates.

Large open plan lounge/diner 33m² featuring double aspect patio doors with fitted Air Curtain- leading to south facing terrace with pergola

Fully fitted modern kitchen with breakfast bar

Gas filled central heating throughout, log burner in the lounge, aircon units in the Master Bedroom and Lounge, fitted security system

Mains Electric, locally supplied water with two additional water storage tanks, newly installed 3-cylinder cistern tank

Let us explore this beautiful property

We leave the historical town of Velez Rubio, taking a short drive (under 2.5km), the approach is via a tarmacked road, leading to the property's driveway alongside the grounds. We are greeted by the homes array of fruit trees in the lower-level gardens, here there is the first gated entrance. We head further up the driveway to the third garden, fully enclosed with an electric gate and a side entrance. This level is also fully landscaped with fruit trees, built in flower beds, water fall features, plenty of parking areas, a pergola and entrance to the first floor of the home.

We are immediately drawn to explore the pool garden, expanding out in fr...

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