



Ref: VZ1526 - COUNTRY HOUSE

Pago San Antón

Bedrooms:	3
Bathrooms:	2
Toilets:	
Built surface:	237 m ²
Living surface:	189 m ²
Plot surface:	10396 m ²

Year of construction:	1950
Ditance to the sea:	7 km
Facing:	SOUTH
Furnished:	
Parking:	YES
Sotrage Room:	

Community fees:	0 €/ month
IBI Tax:	290 €/ year

- Beautiful traditional Cortijo for sale in Vera Pueblo, Almería. It is a Cortijo attached to a ruin, located just 1.5 km from the city center and only 9 km from the beaches of the municipality and neighboring Garrucha and Mojácar. With easy road access through a recently paved road and very close to all the services and amenities that a town like Vera offers: supermarkets, shops, health center, theater, bus station, schools ...

- 237 m² of housing on a plot of 10,396 m². South facing (very sunny at any time of the day).

- It has, on its ground floor, a porch overlooking the private land, a hall entrance where the staircase for accession to the upper floor is located, a large living room - kitchen in three clearly differentiated spaces separated by beautiful rustic arches which surround a patio with a wooden gate that leads to the outside. On this same floor we find a small pantry room and a guest bathroom with a shower tray. on On upper floor we discover the rest area with three double bedrooms, one bathroom with bathtub, a reading area, a south-facing porch and views over the "Cerro del Espíritu Santo" of Vera and an east-facing terrace from where you can even see the sea on clear days.

- The farmhouse is sold unfurnished. It has PVC windows (wood effect) with double glazing for perfect thermal and acoustic insulation throughout the house and air conditioning installed in the living room.





Extras

Community

- GOOD CONDITION
- FIREPLACE
- PRIVATE GARDEN
- COURTYARD
- PRIVATE TERRACE
- FENCED

P.V.P.

298.000 €

1.257,38 €/m²

Taxes and title deeds expenses are not included

ESTIMATED PURCHASING COSTS:

- 298000€ P.V.P
- 20860€ 7% I.T.P (tax).
- 1.000€ Notary and titled deeds expenses.

TOTAL: 319860€

* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.

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DISTANCIAS : VERA

CONNECTIONS

ALMERIA TRAIN STATION	81,8 km
MURCIA INT. AIRPORT	109 km
A7 SPEEDWAY	3,5 km
VERA BUS STATION	900 mts
ALMERIA TRAIN STATION	87 km
MURCIA TRAIN STATION	136 km

SERVICES

BANKS	50 mts
MEDICAL CENTER	450 mts
BILINGUE SCHOOL (VALDESERRA)	6,4 km
PUBLIC SCHOOL	600 mts
HUERCAL OVERA HOSPITAL	26,9 km
SUPERMARKETS (DIA)	1,8 km
SUPERMARKETS (LIDL)	1 km

AMENITIES

SHOPS	50 mts
GOLF (DESERT SPRINGS)	6 km
GOLF (VALLE DEL ESTE)	7,5 km
VERA AQUAPARK	7,7 km
BEACH	7,8 km
MARINA (GARRUCHA)	9,1 km
RESTAURANTS	50 mts

To see all pictures of this property visit our website: WWW.ZAR2010.COM and search Reference:: **VZ1526**

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