



## Fabulous Family home in the countryside of Vera



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 815,574.22

### Τοποθεσία

Χώρα:	Spain
Νομός/Περιοχή/Επαρχία:	Andalusia
Πόλη:	Mojacar Pueblo
Δημοσιεύθηκε:	20/05/2025
Περιγραφή:	

**This fabulous family home in the countryside of Vera is just 5 minutes from the beach, 5 minutes from the Valle del Este golf course and equally five minutes from schools, supermarkets and other services. The property is set on 1.1 Ha of land. It is a spacious villa with a total of 373 square meters divided over 3 floors. It comprises four bedrooms, three bathrooms, a large pool and a 116m<sup>2</sup> semi-basement level. Part of the basement is garage and part is prepared to become a self-contained apartment with separate entrance and large terrace doors opening to a lower part of the garden.**

**The property has panoramic views over the groves in the surrounding countryside and to the village. The house was built to a very high standard in 2004 and is in excellent condition.**

### The Villa

The entrance to the property is next to a quiet country road. A large entry gate opens to a short driveway in front of the parking area and continues alongside the house to the garage.

A few steps up and you are under a semicircular porch that covers the main entrance. A vast vestibule features a marble staircase to the mezzanine-like first floor. This vestibule separates all living areas from the bedrooms. The vestibule has a double height with sunlight flooding through the high windows.

To your right is a bespoke fitted kitchen with central island and sliding doors to the dining area. Behind



the kitchen is a laundry area with patio.

In front of the vestibule are double wooden sliding doors that open to a sunlit L-shaped living room with sitting room in front of a large fireplace, bay windows with electric blinds and french doors that open to the porch and sun terrace next to the dining area. The dining area has large windows and french doors that open to the barbecue terrace.

Left of the vestibule is a spacious bathroom as well as the entrance to the bedroom wing. A short circular corridor divides two double bedrooms, a second entrance to the spacious bathroom in the hall, and provides access to the master bedroom. The master bedroom has a walk-in closet and a private bathroom. All bedrooms have terrace doors to the wrap around porch and a good northeast or east orientation.

The staircase leads to the fourth bedroom on the first floor. Next to the bedroom is a shower-room and terrace. There are beautiful sea-views from the sun terrace that overlooks the pool area.

The staircase also connects with the large under-built. This is a 116 square meter garage. The owners recently prepared this large space to be divided in a garage and a guest apartment. They have fitted large terrace doors that open to a private garden/terrace. There are preinstallations for a kitchen and bathroom. In the garage is a machine room with the heating installations.

## **Exterior & Pool**

The villa has plenty of terraces and porches all along the east, south and westfacing facades. There is a very good sized swimming pool with sun terraces on a slightly lower level, surrounded by a mature garden. There is a small children's play area. Part of the terrain is unused and would be perfect to grow an orchard, install a tennis court or to keep a pony.

## **Water, electricity and gas**

The villa has mains water and electricity.

## **Condition and finishing**

The house is in a very good condition and ready to move in. The floors have ceramic tiles and there is an impressive marble staircase to the first floor. There is underfloor heating in the house. The outside carpentry is aluminium with double glazing and the inside carpentry is of wood. There is an intercom gated entrance, a security system, sufficient parking space for several vehicles. There is telephone, wifi and TV.

## **Use and potential uses**

The villa is a perfect family with the potential annex for a housekeeper or as a guest unit.

## **The Location**



The villa is set in a quiet location with a few villas around it. It is close to the town of Vera with all its amenities within a five minute drive. There are restaurants and tapas bars in the town of Vera, at the golf course and in Vera Playa.

Vera is a large village in the province of Almeria

The village center is situated approximately 7 km inland with an extended beach area that comprises the residential Puerto Rey area, a dedicated stretch that is for exclusive naturist use, a large and wide sandy beach 'El Playazo', a laguna area where the rio Antas enters the sea and the marvellous Las Marinas beach that continues to the marina of Garrucha.

Garrucha is a small port with a large seaside boulevard and plenty of Spanish and international restaurants. Garrucha is renowned for its seafood restaurants that serve a.o. the 'red Gamba de Garrucha'. At 12 km from the property is the old town of Mojacar and at 10 km you are at the Marina de la Torre golf course of Mojacar Playa.

The Almeria airport is at 50 minutes, Alicante at approx. 2 hours and the new Murcia Airport Corvera at 1h20.

Both the entrance to the A7 motorway as to the AP7 motorway are at 5 minutes from the property.

## Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	420 τ.μ
Μέγεθος αυλής:	11000 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/XIDB-T128/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XIDB-T128/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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