



## Excellent 3 Bed Townhouse And Separate Land plots For Sale In Almeria Spain



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 33,772.52

### Elhelyezkedés

Ország:	Spain
Cím:	Calle Polvorin Alto 15
Irányítószám:	04857
Feladta:	2023. 07. 28.

Leírás:

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Esales Property ID: es5553548

Townhouse Address Price 39,000 Euro  
Calle Polvorin Alto 15  
04857  
Macael  
Almeria  
Spain

Land Address – Price 18,000 Euro  
Parcela's 56 and 59 poligono no:8 in Barranco del Infierno. Albanchez.  
Barranco del Infierno. Albanchez, Almeria Spain.

Total to buy both in one sale 57,000 euro



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With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Spain is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Two storey 3 bedroom, 2 bathroom town house with roof terrace and courtyard garden, situated in the town of Macael in Almeria Province. Set in a plot of 196m<sup>2</sup>, the house has a total build size of 164m<sup>2</sup> including a large roof terrace with views across the town to the hillsides beyond.

The municipality of Macael is famous for its marble production, and the town offers all amenities including shops, supermarkets, banks, cafes, tapas bars, schools, sports facilities and a 24 hour medical centre. The nearest airport is situated in Almeria city, just over an hour's drive from the property. Parking is available just a short walk from the house and the municipal swimming pool is about a 15 minutes walk away.

Whilst the house is habitable to a basic standard, it is in need of renovation / modernisation throughout and has the potential to become a lovely family home. The front door opens into the living room and from here a couple of steps lead up to a basic kitchen with a door to the walled garden. The garden gives access to a good sized storage room with original fireplace.

There are two ground floor bedrooms with access via the living room, one with an ensuite bathroom. There is also a separate family bathroom leading off the kitchen, along with a marble staircase leading up to the first floor which comprises the third bedroom and a large landing area with access to the roof terrace.

Electricity & water are available for connection, along with telephone and internet.

This is a fantastic holiday home and an easy lock up and leave.

Also on offer is 3 plots of land for development

Poligono 8, Parcela 56 – 40,583m<sup>2</sup>

Poligono 8, Parcela 59 – 1622m<sup>2</sup>

Poligono 8, Parcela 262 – 3393m<sup>2</sup>

## ABOUT THE AREA

Almeria is a province in southern Spain bordered by Granada, Murcia and the Mediterranean Sea. The capital city is Almeria. There is an international airport at Almeria and you also have Granada and Murcia airports close by.

The area is said to be the driest in Europe; the inland areas of the province experience some 3000 hours of sun each year; an area where no vegetation grows in desert-like landscape. The coastline stretches for 214km, making up approximately 25% of the whole Andalusian coastline.

The name Almeria derives from the Arabic occupation, originally Al-Mariyya, meaning The Mirror, as it



was compared to The Mirror of the Sea. The capital city of the same name, Almeria was an Arabic stronghold and the principal harbour in its domain. The Moorish castle of Alcazaba is the second largest of the Arabic fortresses in Andalusia, after the Alhambra in Granada.

Almeria city itself is a lively, modern commercial city; culturally it is very Spanish, with few foreigners residing in the centre. There is a ferry port – where you can take a trip over to North Africa, a sports marina and a working fishing port. A visit to the city is definitely worthwhile; it has a good selection of galleries, museums and shops, as well as lots of pretty squares along the main central avenue Las Ramblas.

Sitting next to the provinces capital is the modern tourist resort of Roquetas de Mar, a modern tourist destination, offering all of the facilities and attractions that you could wish for in a holiday destination.

#### MAiN FEATURES:

- 164m<sup>2</sup> of living space
- Land plots total area 45598m<sup>2</sup>
- 3 Bedrooms
- 2 Bathrooms
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Spain
- Many excellent sports facilities, walking and cycling areas nearby

Contact us today to buy or sell property in Almeria Spain fast online

#### **Gyakori**

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	164 nm
Telekméret:	45598 nm

#### **Lease terms**

Date Available:

#### **További információ**

Virtual tour URL: <https://www.youtube.com/embed/1y2XR8tsICw>

#### **Contact information**

IMLIX ID: IX4.693.444



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