



## Charming country property in the hills of Bedar with second house and pool



### Emlakçı Bilgisi

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 408,581.05

### Konum

Ülke:	Spain
Eyalet/Bölge/ Şehir:	Andalusia
Şehir/İlçe:	Mojacar Pueblo
Yayınlandı:	30.05.2025
Açıklama:	

**This charming country property in the hills of Bedar with second house is located 30 minutes from the beaches of Mojacar. The property consists of a main house with three bedrooms and two bathrooms, a second house with two bedrooms and two bathrooms, a 5x10m pool and ample storage. The property was entirely renovated in 2008 and stands on a 2.415 square meter terrain in a unique, natural location. The property is part of a small group of houses in the hamlet of Bedar: El Albarico.**

**El Albarico is in a protected natural area, 15 minutes from the village of Bedar and a 30 minute drive from the beaches of Mojacar and Vera.**

### The Main House

An unpaved driveway of about 150m leads you to the parking area in front of both houses. A few steps lead to the front door of the main house, which has a constructed size of 184.4 square meters. On the ground floor is the main bedroom with a large, private bathroom and walk-in closet. Also on the ground floor are two generous double bedrooms with fitted wardrobes and a full bathroom. The stairs take you into the living room on the first floor. Here you have a spacious open plan room with a terrace of 30 m<sup>2</sup> from where you have a beautiful view over the hilly landscape. There is a generous and fully equipped kitchen connected to the living room.



## **The Second House**

The layout of the second house is similar to the main house. It has a constructed size of 98 square meters. It comprises two bedrooms and two bathrooms on the ground floor. The staircase passes by a guest toilet before you arrive in the living room. There is an equipped kitchen with access to the terrace overlooking the stunning countryside and hills.

## **Exteriors**

Slightly separated from the houses is a comfortable lounge area around the 5x10m pool. There are sun terraces, a covered terrace, a bar with barbecue area and a small pool house.

With the main house is an enclosed private garden with several storage units.

Around the houses and pool area are several mature trees, gardens, as well as a vegetable garden and fruit trees.

## **Water, Gas and Electricity**

Both properties are supplied with a 3 phase installation of mains electricity. The water supply is maintained by the local water company supplying the area of El Albarico and Fuente de Albarico. They have yet to install meters, so no bills have been issued and the town hall of Bedar is currently coordinating the project.

In addition to mains water, the property has a 1/8th share in a bore hole. This supplied the property for many years before the installation of mains water. The water is still available and in regular use.

Gas is provided by 35kg bottles. The installation has a current safety certificate and consists of a six bottle supply (3 in supply mode and 3 in reserve, as required). There is a six bottle contract in place. You can order a bottle change online and delivery is normally the following Tuesday.

## **Use and Potential Use**

This charming home is very well-suited as a permanent home. It has all the features to provide you with a self-sufficient life in a fantastic mountainous location 30 minutes from the beach.

The bonus house has a large array of potential uses, from a granny annex to a steady rental income.

## **Condition and Finish**

Both houses are in excellent condition. The main house has full, gas boiler fired, central heating in all rooms. In addition, both bathrooms and the dressing rooms have electric under floor heating. The second house has electric panel heaters.

Hot water is provided by a 100L electric water cylinder to the main house and a 50L electric water cylinder to the second house. The smaller house supply can be diverted to the main house when required.

Both houses are constructed of ceramic block, with concrete floors and ceilings. The roofs are terracotta tiles. The second house has polystyrene cavity insulation. All windows are double glazed, "climalit" type for extra insulation.



There is a battery operated smoke alarm fitted in both properties and a carbon monoxide detector in the kitchen of the main villa. The small house has no gas supply.

The property has a holiday rental license.

## The Location

From the village of Bedar, a winding mountain road takes you through the hamlets of Serena and Los Pinos to El Albarico. It is a beautiful drive with surprising green landscapes, sea views and almond trees. The property is about 1km from the buddhist center.

Before reaching El Albarico, you can take the gravel road to El Campico. In El Campico you will find the well-rated restaurant “La Montaña”. It is 3.5km from the property.

Bedar is an extensive municipality comprising a large number of hamlets. The white village of Bedar is considered one of the most beautiful of Andalusia. Bedar consists of village houses, three restaurants, bars, a bakery, a bank office, a pharmacy, a doctor’s practice and grocery shops, all perched on a hilltop. The village of Bedar is 15 minutes from the beaches of Vera and Mojacar.

The area of Bedar has over 310 days of sunshine a year. The average daily temperature in winter is around 12-16 degrees and in summer 28-35 degrees.

The nearest airport is Almeria, around 55 minutes away. Murcia International Airport (170 km) is just over 1hr 40min, and Alicante Airport (220 km) is a 2hr drive. Malaga Airport is 2.5hrs from the property.

*The published price includes agency commissions and allows offers.*

*7% ITP (Impuesto de Transmisiones Patrimoniales) or transmission tax on real estate.*

*Notary costs – approx. 1.500 €*

*Land registry – approx. 650 €*

*Fees for personal assistance or lawyer not included.*

*The full documentation of the property is available at our office, according to Decree 218/2005 of 11 October, which stipulates deregulation of information for the consumer when purchasing or selling a property in Andalusia.*

## Genel Bilgiler

Yatak odası:	5
Banyo:	4
Bitmiş metrekare:	333 m2
Arazi Büyüklüğü:	2415 m2

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL’si: [http://www.arkadia.com/XIDB-T189/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IM](http://www.arkadia.com/XIDB-T189/?utm_campaign=multicast&utm_medium=web&utm_source=IM)



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