

Chirivel

Cortijo/Finca

€530,000

Ref: E260



6



6



8,942 m²



544 m²



✓



✓



✓



Consumption
E - 274kW

Emissions
E - 59kg

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Property Purchase Expenses

Property price	€530,000 (£446,737)
Transfer tax 7%	€37,100 (£31,272)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,264)

Fees and Taxes

IBI property tax	€230.00 per annum
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Standard form of payment

Reservation deposit	€3,000 (£2,529)
Remainder of deposit to 10%	€50,000 (£42,145)
Final Payment of 90% on completion	€477,000 (£402,063)

* 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

In collaboration with our Spanish Partner we have this stunning large farmhouse, with BNB & Tourist Licence, boasting outstanding panoramic views across the national parks of Los Vélez. This home is set in between the bustling town of Velez Rubio (12.8km) and Chirivel (6km), Almeria, Southern Spain.

This stately home (originally built in 1920) has been reformed in recent years. In total there are 6 double bedrooms, 2 kitchens, dining hall, 3 lounges – one including a built-in bar, 6 bathrooms with additional separate WC's, landscaped gardens – including enclosed pool garden, outside entertaining seating areas, 50m² covered terraces, surrounded in its own grounds of 8942m², property of 544m².

The property is currently arranged as two separate, self-contained houses – the family home with 2 double bedrooms, walk in dressing room and ensuite (with bath), lounge, kitchen, downstairs bathroom.

The second property is currently up set for a BNB business, offering dining hall-perfect for serving guests breakfasts and refreshments, lounge with bar, professional size kitchen, four self-contained double bedrooms-all with ensembles. The current owners have built a successful BNB business over the past few years, hold the tourist licence and can be sold as an ongoing opportunity. The beautiful location appeals to guests wanting a weekend stay and holiday makers exploring this scenic area in Southern Spain.

We approach the property driving through the stunning countryside, by the private driveway with the homes' own meadows- planted with olive and almond trees. The land of 8942m² is flat and well maintained. There are stoned parking areas for plenty of vehicles. There are landscaped terraces and gardens that surround the main house, enclosed with brick-built wall with entrance gates to the side. The left-hand side is the first entertaining terrace, with a built in BBQ and established gardens. The gardens to the front of the home are south facing, including the pool garden, making these terraces perfect for Al Fresco living and entertaining. The pool garden is laid out for plenty of outside living- including the pool house with shaded seating areas, a storage room housing the pools maintenance equipment, additional room with window to the north. The pool is currently maintained through chlorine, however there is a system fitted to allow the pool to be salt water filled (needs reconnecting).

Heading back to the house, we first explore the left-hand side- accessed by a front patio including a purpose build pergola. The current owners utilise this part of the home as their private residence. The first room is a large lounge/dining room, the ceilings throughout are a good height with feature concave and beams. There is a wood burner fitted and south facing windows. We enter to a hallway that leads to the downstairs bathroom with walk in shower, kitchen and stairs to the first floor. At the end of the hallway, we stop to adore the exposed brick wall...

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