Velez Blanco

Villa

€375,000

Ref: E273

5 | 6 | 800 m² | ✔

Consumption **Applied for**

Emissions **Applied for**

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Property Purchase Expenses

Property price €375,000 (£324,488)
Transfer tax 7% €26,250 (£22,714)
Notary fees (approx) €750 (£649)
Land registry fees (approx) ... €750 (£649)
Legal fees (approx) €1,500 (£1,298)

Standard form of payment

Reservation deposit €3,000 (£2,596)
Remainder of deposit to 10% €34,500 (£29,853)
Final Payment of 90% on completion €337,500 (£292,039)

* 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 Collaborators we have a stylish luxury villa on the Edge of Vélez-Blanco Set on the outskirts of the enchanting Andalusian village of Vélez-Blanco, this beautifully crafted luxury villa offers elegance, comfort, and generous living space—all within a peaceful,authentic Spanish setting. From the moment you arrive, it's clear that the current owners have poured heart and soul into creating something truly special. The property stands proud with timeless curb appeal and a refined architectural finish, flanked by a 90 m² garage on one side and an inviting terrace on the other—perfect for soaking in the mountain air and village views. Ground Floor – Designed for Living Well Enter the home via a spacious 21.5 m² entrance hall,where natural stone flooring and custom wood-and-iron staircase details immediately set the tone for quality and warmth. This level boasts an open-plan living room with kitchen (44.5 m²)—ideal for entertaining or family life. From here, you'll find: A full bathroom (6 m²) A second hall (7 m²) connecting to: A bedroom (18 m²) A gym or office (12 m²)

Direct internal access to the garage Upper Floor – Comfort and Space Ascend the elegant staircase to a central hall of 28 m², which leads to: A second living room (27 m²) A fully equipped second kitchen (17.5 m²) with pantry (4 m²) Two additional bathrooms (6.5 m² and 7 m²) Three bedrooms (12 m², 17.5 m², and 19 m²) A laundry room (4.5 m²) with access to a private patio Top Floor – Convertable Attic with Street Access The top level is a full attic covering the entire footprint of the house. Thanks to the sloped terrain, this space is directly accessible from the rear street, offering an exceptional opportunity to convert it into a self-contained apartment—ideal for guest accommodation, rental potential, or multi-generational living.
At a Glance: Total built size: Approx. 440 m² Garage: 90 m² 6+ rooms, multiple lounges,
and kitchens Natural materials and custom detailing throughout Ready for multiple-family living or tourist conversion.

About Vélez-Blanco Nestled in the foothills of the Sierra de María-Los Vélez Natural Park, Vélez-Blanco is a charming village known for its whitewashed houses, rich history, and unspoiled surroundings. Key Facts: Population: Approx. 1,984 Region: Los Vélez, Almería Province Elevation: 1,067 m Cultural Highlights: Castillo de los Fajardo – an iconic Renaissance fortress Cueva de Ambrosio – part of the UNESCO-listed Iberian Cave Art series Traditonal Mudejar, Renaissance, and Baroque architecture Local Services: Pharmacies: 1 Primary Schools: 4 Secondary School: 1 Hotel per 1,000 residents: 3.6 (a sign of rural tourism potential) Distances: Vélez-Rubio: 10 km Almería City (capital): 89.7 km Aguilas or Mojácar: approx. 1-hour drive This exceptional villa combines elegance, flexibility, and opportunity in one of Andalusia's most atmospheric rural towns. Whether you're looking for a luxurious family h...

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