

APF-4170 - Villa la Ermita 3 - Huercal-Overa**€ 223,000**

Villa Detached Off Plan

Land area - 500 m Floor area - 152 m

4 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

Off Plan: High quality 3 bedroom villa of 152.17m² construction to be set in a choice of 4 plots of around 500m² in the Huercal Overa area.

The plots form part of a small development in the tranquil rural village of La Perulera, only 12 minutes drive from the large town of Huercal Overa which offers all amenities including a wide variety of shops, supermarkets, weekly market, banks, cafes, tapas bars, restaurants, schools, sports facilities and a large hospital. The village is only 45 minutes from the beautiful coastal resort of San Juan de los Terreros, and only 10 minutes from the coastal motorway which gives easy access to the airports of Almeria, Murcia (Corvera) and Alicante.

The villa will be built to a high standard using quality materials, and will be set in a fully walled & gated plot. From a small covered porch, the front door will open into a spacious 33m² lounge / dining room with feature fireplace and patio doors to a 26m² covered porch. A door from the living area will open into a fully fitted kitchen including white goods, with an adjoining pantry / utility room, and patio doors leading out to the covered porch which will be ideal for alfresco dining. It will be possible to choose a fully open plan kitchen / living area if preferred.

A small hallway off the living area will give access to two double bedrooms, one of 12m² and the other of 10.75m², both with fitted wardrobes, along with a separate shower room. Stairs from the dining area will lead up to a landing area on the first floor which gives access to a shower room and two double bedrooms, one of 11.32m² and the other of 13.10m², both with fitted wardrobes and a patio door leading out to a 12.1m² sun terrace.

An 8x4m swimming pool can be installed at an additional price of 15.000 Euros + IVA, and it will also be possible to have a garage built, either integral or detached - price on application depending on size, etc.

The price is subject to IVA (value added tax) and includes the building project, permission and licence.