

## APF-4168 - Villa la Ermita 1 - Huercal-Overa



**€ 196,000**

Villa Detached Off Plan

Land area - 500 m Floor area - 118 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: No

Off Plan: High quality 3 bedroom villa of 118.45m<sup>2</sup> construction to be set in a choice of 4 plots of around 500m<sup>2</sup> 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, a popular 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 17.6m<sup>2</sup> covered porch, the front door will open into a spacious 41.29m<sup>2</sup> open plan living room - although the villa can be built with a separate kitchen if preferred. The kitchen will be fully fitted including white goods, and a door from the kitchen will lead out to the garden and a handy covered utility area. The lounge / dining area will have a feature fireplace and patio doors leading out to the covered porch.

A hallway from the living area will give access to the bedrooms and bathrooms. The 12.54m<sup>2</sup> master bedroom will benefit from fitted wardrobes and an ensuite shower room, and there will be two further double bedrooms, one of 12.02m<sup>2</sup> and the other of 11.29m<sup>2</sup>, both with fitted wardrobes, along with a separate shower room.

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.