

## APF-4169 - Villa la Ermita 2 - Huercal-Overa



**€ 216,000**

Villa Detached Off Plan

Land area - 500 m Floor area - 136 m

3 bedrooms

2 bathrooms

Water: Mains Electricity: Mains

Telephone: Possible Internet: Possible

Swimming Pool: Communal

Off Plan: High quality 3 bedroom villa of 136.21m<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, 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 43.6m<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 have an adjoining pantry / utility room. The lounge will have a feature fireplace, and patio doors from both the kitchen and lounge areas will lead out to a 26m<sup>2</sup> covered porch, ideal for alfresco dining.

A small hallway off the living area will give access to two double bedrooms, one of 12m<sup>2</sup> and the other of 10.75m<sup>2</sup>, both with fitted wardrobes, along with a separate shower room. Stairs from the dining area will lead up to the first floor which will comprise the 13.7m<sup>2</sup> master bedroom with fitted wardrobes, an ensuite shower room, and a patio door leading out to a 12.35m<sup>2</sup> 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.