

La Muleria

Duplex/Townhouse / Casa adosada

€154,000

Ref: B2365



3



1



54 m²



103 m²



5 min.



✓



Consumption
E - 166kW

Emissions
E - 30kg

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CHOICE

Property Purchase Expenses

Property price	€154,000 (£133,441)
Transfer tax 7%	€10,780 (£9,341)
Notary fees (approx)	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx)	€1,500 (£1,300)

Fees and Taxes

IBI property tax	€79.32 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,600)
Remainder of deposit to 10%	€12,400 (£10,745)
Final Payment of 90% on completion	€138,600 (£120,097)

* 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

Nestled in the peaceful hamlet of La Muleria, just a short drive from the unspoilt coastline of Villaricos, this charming three bedroom, one bathroom townhouse offers the perfect blend of traditional character and modern comfort. Set in a quiet and friendly village, the property enjoys a spacious front terrace, ideal for morning coffee or relaxing evenings which leads to the main entrance of the home.

Inside, the ground floor layout is both practical and inviting. There are three well-proportioned bedrooms, a cozy snug complete with a traditional fireplace for cooler evenings, and a separate dining room that offers a warm and welcoming space for family meals or entertaining guests. The beautifully renovated kitchen has been tastefully updated, combining rustic charm with modern functionality. An internal courtyard brings natural light into the center of the home and provides a private outdoor retreat. The bathroom, also located on the ground floor, is comfortably fitted and conveniently positioned with the toilet being in a separate space.

Upstairs, the home continues to impress with a bright and airy lounge, perfect as a second living space, and from here, access leads to a large upper terrace. This fantastic outdoor space is partly netted for added comfort and features a built-in barbecue, making it an ideal spot for entertaining while enjoying far-reaching views of the surrounding countryside.

There is also a useful storage area to the rear of the property

La Muleria is a quiet and picturesque hamlet, yet it is just minutes from the sandy beaches, restaurants, and marina of Villaricos. The nearby towns of Vera and Cuevas del Almanzora provide all essential services, including supermarkets, healthcare, and schools, ensuring convenience while retaining a sense of peaceful rural living.

This delightful townhouse would make a perfect full-time residence, holiday home, or rental investment offering space, character, and proximity to the coast in one very appealing package.

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