



## House for sale in Vélez-Rubio, Vélez-Rubio

295 000 €

Référence: RS17743    Chambres: 5    Bain: 3    Terrain: 3 000m<sup>2</sup>    Construite: 352m<sup>2</sup>





## Inland Almeria, Vélez-Rubio

Villa is located 10 mins drive from the beautiful towns of Velez Rubio, Chirivel -Almeria, Puerto Lumbreras- Murcia and 20 mins from the historical city of Lorca - Murcia. With an abundance of Shops and Restaurants...This is a Stunning 3 bed 2 bath Villa with an active holiday rental license. Plus a 2 Bedroom apartment which can sleep up to 5 people. The property at present, has a part AFO and does not currently have a full AFO in place, but the owner possesses all the necessary information to submit a full AFO application. The owner is prepared to make the application and carry out all required changes to the property as part of the purchase, in accordance with the AFO application. The property could be set up as a possible camp site - with the correct licenses in place. Or for that perfect tranquil family home with apartment for visiting family and friends. This property is being sold furnished with the exception of certain personal furniture. It has Badminton Court and Pétanque Pitch (Boules Pitch), with seating area AND Swimming Pool. The pool has a pool heater connected allowing the swimming pool to be used all year round. Land for walking and relaxing on with seating areas in beautiful scenery. The property is connected to mains electricity and there is a 5.8kw Solar system installed that returns power back to the grid - costs for electricity is approx. around €5 per month. Plus, Oil-fired Central Heating with radiators in rooms throughout the house and apartment. Also, AC is fitted in both the house and apartment. Electrically operated gate to the site, 4000 liters reserve water tank. Let me tell you about the property. The property As you go through the fly screened patio area you enter through double doors into the Living room. This is a large, light and bright room, creating a lovely area for spending your evenings in front of the fire on the chillier evenings. Or A/C for the hot summer days. Passing left, you go through the archway into the dining room, perfect for entertaining. Off of the dining room there is a door that leads outside to a large fly free patio with views and access to the pool, and garden. Following the layout of the house you go through a archway into the beautiful fitted kitchen. With Fridge Freezer, fitted Oven electric Hob. There are 3 bedrooms off the passage/reception area all with fixed built-in wardrobes and a large family bathroom. The master bedroom has its own ensuite with shower. Plus, in all the bedrooms there are A/C units (hot and cold), plus radiators. The Separate 2 bed apartment has open plan living room and kitchen, with family bathroom with shower. The apartment is also being sold furnished. You enter the apartment through patio doors, walking into the large open plan living room, fitted kitchen. There are two large bedrooms the first is a double bedroom, with bed and the second bedroom is fitted with bunk beds. The living room has a sofa and dining room table with 4 chairs, so this apartment is ready to go for either renting or for permanent living. Both house and apartment is decorated to a high spec and is sold fully furnished. Outside There is a tiki outdoor bar with multiple seats in the middle of the garden with power connection and a pergola. A Table with seating, overlooking the pool on its own patio space. All perfect for those warm summer nights and BBQs. The swimming pool is equipped with remote controlled LED lighting and is heated by heat pump, also a new UV lamp has been installed for super clean water. There is an outdoor shower by the pool and a toilet. The swimming pool has a pool heater for heating the pool in the winter for use all year round. The plants around the pool have irrigation. From here you go down the steps to the Pétanque Pitch (Boules Pitch) and Badminton Court. With seating area. The 3000 m2 of land is fully fenced with 2-meter-high fence and a separate fenced area with outbuilding for chickens or kennel. This garden area is being used at present as a vegetable garden with water connection. The owner had started to plumb and wire the property so it could be set up with the correct licenses in place to be run as a campsite, there is already 6 connection points with light and electricity for possibly accommodating campers. so, to complete this and open your own business could also be an option. This stunning property is located in the beautiful hills of Velez-Rubio, the land surrounding the property has pine trees that smell wonderful in the sun but also fruit trees - lemon, peach, orange and tangerine. The property has internet via Starlink. There is so much more that this property has to offer and needs to be seen to see all the opportunities available. The Opportunities are endless, just waiting for you to create that perfect life in the sun. Vélez-Rubio, Almería Overview and Amenities Vélez-Rubio is a charming town located in the province of Almería, Andalusia, nestled in the hills of the Sierra de Las Estancias mountains. It offers a tranquil, rural lifestyle, yet benefits from good accessibility to larger towns and coastal areas, making it a desirable location for those seeking peace and proximity to both nature and amenities. Amenities in Vélez-Rubio Shops and Markets Vélez-Rubio offers a variety of shops, including





local grocery stores, boutiques, and small shops. The town has a weekly market where fresh produce, local products, and crafts can be found. Restaurants and Cafes There are several local eateries, ranging from traditional Spanish tapas bars to more modern restaurants offering Mediterranean cuisine. Enjoy the regional flavors in a relaxed atmosphere. Healthcare The town has a health center (Centro de Salud), providing essential medical services, with larger hospitals located in nearby towns such as Huerca Overa and Lorca. Schools Vélez-Rubio has local schools catering to primary and secondary education, making it suitable for families with children. Sports and Leisure The town features sports facilities, including a local football pitch and recreational areas. For outdoor enthusiasts, the surrounding nature offers plenty of opportunities for hiking, cycling, and birdwatching. Cultural and Historical Sites Vélez-Rubio has a rich cultural heritage, with historical landmarks like the Church of La Encarnación and nearby ruins of Roman baths and castles. The town also hosts local festivals and cultural events throughout the year. Beaches Near Vélez-Rubio Although Vélez-Rubio itself is not located directly on the coast, there are several beautiful beaches within driving distance. Vera Playa Approximately 70 km (about 1 hour and 10 minutes by car). Vera Playa is known for its long sandy beaches and a relaxed atmosphere, perfect for family outings and water activities. Mojácar Playa Around 75 km (about 1 hour and 15 minutes by car). This popular beach destination offers a mix of lively beach clubs, restaurants, and scenic beaches. Garrucha Beach About 80 km (1 hour 15 minutes by car). A quieter beach area known for its fishing port, perfect for those looking to enjoy the Mediterranean Sea in a more tranquil setting. Cabo de Gata About 90 km (around 1 hour 30 minutes by car). A beautiful natural park with pristine beaches, perfect for those seeking unspoiled nature. Airports Near Vélez-Rubio Vélez-Rubio benefits from its proximity to several airports, making it easy to access both national and international destinations. Almería Airport (LEI) About 93 km away (1 hour 30 minutes by car). This airport serves domestic and European flights and is the closest option for travelers looking to fly in or out of the region. Murcia International Airport (RMU) Approximately 84 km away (1 hour 15 minutes by car). This airport offers a wide range of domestic and international flights, making it another convenient option for travelers. Alicante-Elche Airport (ALC) About 151 km away (1 hour 30 minutes by car). Alicante is a larger airport, serving a variety of domestic and international destinations. Its ideal for those coming from farther afield. Vélez-Rubio is an excellent location for those looking to combine the peacefulness of rural living with easy access to the Mediterranean coast and airports. Whether you are interested in outdoor activities, cultural experiences, or simply enjoying the charm of a traditional Andalusian town, Vélez-Rubio offers a great balance of modern amenities and natural beauty.



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## Spécification:

Air Conditioning  
water heating

Buen estado  
rooms individually heated

furnished