



## Apartment for sale in Garrucha, Garrucha

87 500 €

Référence: R5019025 Chambres: 2 Bain: 1 Construite: 54m<sup>2</sup>















## Costa Almeria, Garrucha

This is an opportunity to purchase a ground-floor apartment in the coastal town of Garrucha. This property is located in a residential area of Garrucha, mainly inhabited by local residents and workers from families who have lived in the area for generations. Garrucha is known for its fishing heritage, bustling morning markets, delicious seafood restaurants, and its friendly, family-oriented atmosphere. It is just a 5-minute walk from the beach, supermarkets, schools, and other services. The apartment opens to a hallway, with the kitchen located to the left. Although compact, the kitchen offers plenty of storage space and work surfaces, and seamlessly connects to the lounge and dining area through a convenient wall opening. Opposite the kitchen is a handy storage room. The living space is bright and spacious, with large double-glazed doors leading out to a private terrace, perfect for outdoor furniture where you can enjoy the surrounding views and the warm Mediterranean climate. There's also a rear terrace ideal for storage, accessed from the kitchen. The apartment features two bedrooms and a family bathroom. The first bedroom can easily accommodate a double bed. The family bathroom is fitted with a bath-tub and an overhead shower. The master bedroom is generously sized, with a window framing lovely views of the surrounding countryside and the majestic Sierra Cabrera mountains. \*\*NOTE\*\* The property is in need of some updating (decorating, new boiler and small repairs), the vendor is willing to negotiate the price accordingly. Don't miss out on this opportunity—contact us today to schedule a viewing. \* Build Size 54 m² \* Ground floor \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Air Conditioning Pre-Installed \* Disabled Friendly \* Communal fees: €26,77 per month \* IBI property tax: €164,51 per annum \* Refuse fees: €205,60 per annum \* Lift





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