



## Duplex for sale in Vera, Vera

185.000 €

Referenz: R5025754 Schlafzimmer: 2 Badezimmer: 2 Grundstücksgröße: 143m<sup>2</sup> Garten: 106m<sup>2</sup>







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## Costa Almeria, Vera

This is a lovely duplex offering two double bedrooms and two bathrooms, located on Ronda de las Buganvillas in Vera Playa. Its ideal location means that you have walking access to the amenities that this area offers including, bars, restaurants, supermarkets and shops. In addition you are a stroll away via a paseo, which takes you to the busier town of Garrucha, which offers even more amenities including the renowned fish restaurants, with locally caught fish. You are also on a well established bus route. The duplex is on a gated community offering communal swimming pools. Entrance to the property is via a gate and the ground floor external space has a cultivated hedge offering privacy. The front door will take you directly in to a small vestibule and then moving forward into the open plan lounge / dining area. A good size space with double glass doors taking you out to the aforementioned private garden area. From here you access the kitchen, a good space, offering ample storage and white goods. This is conveniently connected to the lounge/dining area by a servery and also has a doorway to a separate utility room. On the ground floor you also have a bathroom with a walk in shower, w.c and vanity unit. An archway from the main living room has the stairs that will take you to the first floor. Here you will find the two bedrooms and family bathroom. The bathroom is tastefully tiled and offers a bath tub with overhead shower and glass curtains. It has a vanity unit, bidet and w.c. Moving on to the first bedroom, this is a large light room with access to an upper terrace, which are accessed via double glass doors. The second bedroom offers the same, again with access to the terrace area. This area is large enough for some chairs and table from where you can enjoy the outside life with nearby views of the pool and of the community. Both bedrooms offer fitted wardrobes. The vendor has advised that they have installed new ceiling light fans in all rooms, there is new air-conditioning and a sunshade. The property is being sold with some furniture, so will be ideal as a lock up and leave holiday home, a permanent home or even as an investment. All furniture is included except for the outdoor furniture (table, chairs and corner sofa), rugs, paintings/decorations and tvs. In addition all of the appliances being sold with the property are new. Contact us to arrange a viewing. \* 2 floors \* Build Size 106 m<sup>2</sup> \* Plot Size 143 m<sup>2</sup> \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Part Furnished \* Sun Terrace \* 2 minutes drive to the beach \* 1 minutes drive to the shops \* Communal fees: €60,00 per month \* IBI property tax: €303,74 per annum \* Refuse fees: €205,60 per annum



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## Eigenschaften:

Pool

Gemeinschaft

Möbel

Teil eingerichtet