



**JM Real Estate Consulting Spain**

Avenida de Andalucía 103  
Vélez-Rubio

phone: 643037878  
e-mail: jeroen@velez-real-estate.es  
e-mail 2: admin@velez-real-estate.es

**Reference:** VRS-71-201031-C

**Property type:** House De pueblo

**Sale/rent:** For sale

**Price:** 127.500 €

**Condition:** Semi reformado



**Floor:** 0

**Town:** Vélez-Rubio

**Province:** Almería

**Postal code:** 4820

**Zone:** Pueblo



**Sqm built:** 156  
**Living area:** 382  
**Plot sq.meters:** 156  
**Sqm terrace:** 20  
**Bedrooms:** 4  
**Bathrooms:** 4  
**Toilets:** 4  
**Cupboards:** 4

**Elevator:** no  
**Swimming pool:** no  
**Garages:** 1  
**Terraces:** 3  
**Storage room:** yes  
**Garden:** no  
**Courtyard:** no  
**Furnished:** no

**Floor:**  
**Air conditioner:**  
**Hot water:** centralized  
**Fuel:** gasoil  
**Orientation:**  
**Antiquity:** 1996  
**Outward/Inward:** inward  
**Community fees/month:** 0

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**Description:**

In Vélez Rubio the construction of a dream house started ten years ago. Completely under their own management, with all the love and energy they had, the owners have rolled up their sleeves. No effort was too much, really attention was paid to all the details. It was going to be a large house in which they could easily put two flats. A stylish house at the end of a dead-end street.

Until the situation did not allow to finish this beautiful house. With pain in their hearts this house was put up for sale.

Let's see how far the owners have come. The house is indeed in a beautiful spot, on top of a huge garage which is part of the property. We enter the reception hall (8 m<sup>2</sup>) with a beautiful arch where you can receive your guests in style. The hall gives access to the rooms on the ground floor, the stairs to the garage and the stairs to the upper floors. Please note that only the layout has been made and piping for water and electricity has been installed. The rest of the rooms can be freely arranged to your own taste.

On the ground floor you will find the salon (28 m<sup>2</sup>), a kitchen (12 m<sup>2</sup>) and two bedrooms (respectively 11 and 9 m<sup>2</sup>). You will also find a bathroom en suite. (6 m<sup>2</sup>).

On the first floor we find a salon (22 m<sup>2</sup>), a kitchen (25 m<sup>2</sup>), two bedrooms (respectively 10 and 11,5 m<sup>2</sup>) and two bathrooms (6 and 4 m<sup>2</sup>, the second bathroom is en suite).

On the third floor there is a spacious hall (15 m<sup>2</sup>) with a mezzanine and space for a fourth bathroom (3 m<sup>2</sup>).

On each floor there is the opportunity to go outside and enjoy the view. The ground floor opens onto a patio, and both on the first and second floor you can access a spacious terrace from where you have a view of the village and the surrounding mountains.

Municipality: Velez-rubio

Province: Almería

No. of inhabitants: 6,692

Surface: 281.77 km<sup>2</sup>

Vélez-Rubio is a municipality in the province of Almería, Andalusia, located in the region of los Vélez and 160 km from the provincial capital, Almería. It has a surface area of 282 km<sup>2</sup>. The population's occupation focuses on the following sectors: Agriculture, the main crops are cereal, almond, olive groves, fruit trees and orchards. Livestock, sheep, goat, pork and meat poultry farming Services, construction and Industry.

Sociodemography:

Inhabitants: 6,692

Number of households: 4,556

Average age of people: 44 years

% foreigners: 44%

Average level of studies: Secondary

Households:

dedicated to second residence: 20%

No. of hotels per 1,000 resident inhabitants: 0.9

Services:

Number of pharmacies: 6

Number of primary schools: 8

Number of secondary schools: 2

Number of bus stations: 1

Location:

Distance to the provincial capital: 118.9km

Would you like to see this property with your own eyes? Feel free to make an appointment for a viewing. The team of JM Real Estate Consulting Spain is happy to show you around.

We speak English, Dutch, Spanish, German and French.

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