

# THINK PROPERTY...

# THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

**PRICE  
BROWN**  
PARTNERSHIP  
ESTABLISHED 1986

## DV1501: 3 Bedroom Villa for Sale in Cabrera, Almería

225,000€ ≈£190,294



**NOTE THAT THE COMMUNITY FEES INCLUDE WATER AND RUBBISH COLLECTION**

**Eagles Nest :** Aptly named characterful villa situated majestically in the Moorish village of Cabrera with stunning views. The property comprises in the main house a lovely shaped entrance hallway, living room / dining room with double aspect windows, open fireplace and doors to the gardens, fitted kitchen with utility off, master bedroom with ensuite bathroom, built in wardrobes, fly screens on windows and doors to the garden, and a guest cloakroom. The separate annex is accessed externally via a short slight of steps and comprises two double bedrooms with built in wardrobes, air conditioning and access to a terrace, small kitchen, and a full size bathroom. The property also benefits from a car port, gas central heating, irrigation system, private driveway. The property is very private, has lovely gardens and benefits from sunrises and sunsets. Peace and tranquility guaranteed. This villa also has the use of the communal pool situated in the heart of Cabrera. The costs to use the pool is approximately 500 Euro per year. Community fees also include water usage.

### Local Area

The village of Cabrera nestles in the slopes of the Sierras Cabrera from where it takes its name. The properties located here enjoy dramatic and panoramic views, some with uninterrupted views to the Mediterranean Sea. Built on the site of a settlement dating back to Neolithic times the area is steeped in history. Ruins of older buildings can be found on many of the scenic walks from the village and the restored watch tower now houses a superb restaurant with beautiful terraces and breathtaking viewing area. Although very small in terms of numbers of dwellings, Cabrera enjoys local renown for its fiestas, green bowling and annual open gardens competition which draw people from miles around. Just a short distance above the Cortijo Grande Golf course it takes approximately 20 minutes to drive to Turre, the nearest town, and a further 10 minutes to the coast. The central urban area has been lovingly built in the style of the Moors, who raised a large

- ✓ 2 Floors
- ✓ 147m<sup>2</sup> Build size
- ✓ Air Conditioning
- ✓ Fire place / Woodburner
- ✓ Room for a pool
- ✓ 10 mins drive to the Shops
- ✓ 3 Bedrooms
- ✓ 1,250m<sup>2</sup> Plot size
- ✓ Central Heating
- ✓ Private Garden
- ✓ Separate apartment
- ✓ Community Fees: 1,032.00€ Annually
- ✓ 3 Bathrooms
- ✓ Room for a Pool
- ✓ Distant sea views
- ✓ Private terrace
- ✓ 20 mins drive to a Beach

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