

# THINK PROPERTY...

# THINK PRICE BROWN

PROPERTY SALES, MANAGEMENT & RENTALS

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PARTNERSHIP  
ESTABLISHED 1986

## LV717: 3 Bedroom Townhouse for Sale in Vera Playa, Almería

150,000€ ≈£131,093



**Playa Marques, Vera :** Large and spacious 3 bed, 3-storey town house situated on a corner plot with a basement room and integral garage. With East and West aspects this is a nicely light and sunny property. The property comprises at ground level east facing partly covered terrace, fully fitted kitchen with archway, living room / dining room with wood burner, air conditioning and patio doors to the east facing terrace and access to the gardens and swimming pool, and a guest shower room. Steps from the living room lead to the first floor and the two double bedrooms with built in wardrobes and each with its own terrace, and a full suite bathroom. A further staircase leads to the upper floor and the master bedroom with terrace off and sea views and the en-suite bathroom. Also from the living room a staircase leads down to the basement room and the integral garage. Playa Marques is a quiet, small and select residential area and is fully gated and secure with well tended gardens surrounding the 15m communal pool. The property was built circa 2003 and the community has approximately 30 similar houses. In addition there is a rear garden and all windows are double glazed.

### Local Area

Vera is a small town approximately 10 km from the coast although the municipality extends to the sea shore where, a tourist settlement, known as Vera Playa, has been developed. Originally called Baria and located at Villaricos (Rich Village, due to the silver mining industry) Vera relocated in the 13th century. The Christian conquest in 1488, an earthquake in 1518 and the Moorish rebellion in 1568 have all contributed to the character of the town. Legend has it the old town was buried after the earthquake and that an arrow was fired. The existing town grew from where it landed.

Vera has a particularly attractive tree-lined town square, Plaza Mayor, with a central fountain, boutiques and street cafés. There are several buildings of historical interest: the Town Hall, 16th and 17th century. The Convent de los Padres

- ✓ 3 Bedrooms
- ✓ Communal Pool
- ✓ Roof Solarium
- ✓ Near a Beach
- ✓ Sea Views
- ✓ Community Fees: 88.37€ Monthly
- ✓ 3 Bathrooms
- ✓ Air Conditioning
- ✓ Community garden
- ✓ Near a Golf Course
- ✓ 5 mins drive to a Beach
- ✓ IBI (Property Rates): 507.64€ Annually
- ✓ 173m<sup>2</sup> Build size
- ✓ Terrace
- ✓ Garage
- ✓ Private Garden
- ✓ 10 mins drive to the Shops

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