

## plot for sale Gérgal, Filabres-Tabernas

DIRECT SALE OF INDIVIDUAL.

850 m2 urban plot for sale in town twenty minutes from Almeria Direct from Owner.

There are several houses or cadastral references that make up the TOTAL land.

### GEOGRAPHY

It is a strategic place in a distance of 100 km there are:

1. Snow in Sierra Nevada, Granada.
2. There is a small desert in the town of Tabernas to film Western movies.
3. and Beach.

### TOURIST AND LEISURE ACTIVITIES

Granada, visit the city and the Alhambra of Granada.

Calar Alto Astronomical Observatory is the largest observatory in Europe.

Next to Gérgal is Tabernas where there are facilities of a Theme Park to be visited by tourists and where famous classic Western movies have been filmed and well known as:

- o For a Handful of Dollars (1964, Clint Eastwood)
- o Death had a price (1965, Clint Eastwood, Lee Van Cleef)
- o The Good, the Ugly and the Bad (1968, Clint Eastwood, Lee Van Cleef)
- o Red Sun (1971, Charles Bronson, Ursula Andress)
- o Conan the Barbarian (1982, Arnold Schwarzenegger)

### BEACHES

- Almería coastal area:
  - o Mónsul Beach

o Playa de los Genoveses

o Playa de las Negras

o Los Escullos Beach

o Agua Amarga Beach

o Cala de Enmedio

o Playa del Playazo

o Las Salinas Beach

o Aguadulce Beach

## WEATHER

During the course of the year, the temperature generally ranges from 8 ° C to 30 ° C and rarely drops below 6 ° C or rises above 35 ° C.

It is the province of Spain with the most hours of sunshine.

## PROPERTY DESCRIPTION

It is located in a privileged area just at the foot of the Castle of Gérgal, in the province of Almería, Spain with an area of 850 m2, with the possibility of building a basement (parking) and ground floor plus a height, 1,700 m2 of construction, with panoramic views of the entire town.

It is a new development area of expansion, at the foot of the A-92 highway, well connected and only twenty minutes from Almería capital and airport.

With a noticeably rectangular shape, it is composed of the unification of several plots on its main facade located on Bacares street, facing south.

The plot could be sold in individual plots as well since there are 8 properties together (in 9 cadastral references) totaling 850 m2.

The possibility of building habitual residence or holiday accommodation, oriented to rural tourism for hiking routes, cycling deeply rooted in the area and hunting.

Price € 106,000 surface area 850 m2, € 125 per m2.

Contact phone: (+34) (please use the form to respond ) Carmen

Phone, WhatsApp, Telegram

## property details

Spanishstate id: **4556231**  
reference:: -  
close to/ located: **Gérgal**  
region: **Filabres-Tabernas**  
property type: **plot**  
rooms: **not available**  
property surface: **1700 m2**  
surface plot: **850 m2**  
price: **€ 106.000**

## contact

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