

# Huercal-Overa

## Cortijo/Finca

# €60,000

### Ref: A1141



3



1



970 m²



377 m²



✓



✓



Consumption  
E - 177kW

Emissions  
E - 32kg

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**Mijas Costa Office**  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€60,000 (£51,852)
Transfer tax 7% .....	€4,200 (£3,630)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Fees and Taxes

IBI property tax .....	€433.19 per annum
Refuse fees .....	€152.64 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€3,000 (£2,593)
Final Payment of 90% on completion ....	€54,000 (£46,667)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Situated in the picturesque hillside village of Fuente Amarga, this cortijo is a fantastic investment with the opportunity of being a beautiful family home, however, it will need extensive renovation to bring it up to living conditions.

The approach to the village is via a main road from the bustling town of Huercal-Overa, after 10 minutes you reach the valley where the house is located and you get to enjoy fantastic mountain and countryside views as you drive towards the property.

A private driveway leads up to the front of the property where there is space for several vehicles to park and a lovely south facing seating area which boasts incredible views down the valley.

The property is in need of reform as it has not been lived in for many years. The downstairs is in good condition however the upstairs would need a full reform throughout.

As you enter the property there is a spacious lounge with a feature fireplace. Leading off this room there are 3 rooms which could be used as bedrooms or a large kitchen or a winter lounge.

The hallway leads through to a full bathroom and a separate kitchenette.

An internal staircase leads upstairs to 2 very large rooms which could be an amazing master suite or a large lounge area.

The house offers many options and could be the perfect reform project!

Attached to the property are 2 animal housing buildings which could potentially be converted or opened to be used as terracing.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible