

# Oria Villa

€490,000

Ref: A1206



7



4



2,600 m<sup>2</sup>



450 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 265kW

Emissions  
E - 59kg



spanish  
property  
CHOICE

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€490,000 (£423,997)
Transfer tax 7% .....	€34,300 (£29,680)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

IBI property tax .....	€651.11 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€46,000 (£39,804)
Final Payment of 90% on completion ....	€441,000 (£381,597)

\* 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

Fantastic Opportunity to Purchase a Large Family Home in Oria – Ideal for One or Two Families

This is a wonderful opportunity to acquire a spacious family home located in the heart of the traditional Spanish village of Oria. The property is designed with flexibility in mind and can easily accommodate two separate families, offering independent access points for each living space.

Oria is a charming village that offers a range of amenities within walking distance, including shops, bars, banks, and more. The bustling town of Albox is just a 20-minute drive away, providing access to a full array of services and conveniences.

The property spans three storeys and boasts 7 bedrooms, 4 bathrooms, and sits on a generous plot of 2,600m<sup>2</sup>. The third floor is currently used as a large storage space, offering you the potential to customise it to suit your personal needs—be it additional living space, a studio, or leisure area.

Key features include:

Traditional brick oven

Oil radiator heating in all rooms

Built-in barbecue grill on the terrace

Central heating throughout

Authentic granite flooring

Double-glazed windows with traditional persianas

Two independent garages, each with private street access

Access to the property from two separate streets

This versatile property offers an exceptional blend of traditional charm and modern comfort—ideal as a spacious family residence or as a dual-living investment opportunity.

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