

# Huercal-Overa

Cortijo/Finca

€79,950

Ref: A1242



3



1



316 m<sup>2</sup>



252 m<sup>2</sup>



✓



✓



Consumption  
E - 178kW

Emissions  
E - 34kg

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**Ref: A1242 — <https://www.spanishpropertychoice.com/A1242>**

## Property Purchase Expenses

Property price .....	€79,950 (£69,181)
Transfer tax 7% .....	€5,597 (£4,843)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

IBI property tax .....	€186.00 per annum
Refuse fees .....	€40.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€4,995 (£4,322)
Final Payment of 90% on completion ...	€71,955 (£62,263)

\* 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

\*\*\*RECENTLY REDUCED\*\*\*

If you are looking for a bargain opportunity for a renovation project to convert in a small B&B accommodations with a true slice of the Spanish lifestyle then this is the perfect property for you.

This fantastic traditional property is located in the tranquil countryside hamlet of La Hoya, just 5 minutes from the local village and 10 minutes to the main town of Huerca-Overa where you can find all amenities including supermarkets, banks, cinema, theatre and a fantastic weekly street market.

The property offers a huge amount of space between its reformed lower level, original upper level and animal housing with a total of 504m<sup>2</sup>.

To the front of cortijo is a gravelled garden with space for off road parking. The house is originally designed to be 2 properties with individual entrances. The main house which has been reformed on the outside and consists of a spacious living room, separate dining room, 2 double bedrooms, shower room and a kitchen.

The second half of the downstairs which is still to be reformed consists of a living room with open fireplace, 2 possible bedrooms and a large internal room which could be another bedroom.

Upstairs is still in its original condition where there are 2 possible bedrooms, a lounge and the original kitchen with open fireplace.

To the rear of the property are the animal houses which can be reformed to become separate apartments or could be removed to create a fantastic elevated garden to the back of the house.

Contact us today to view this property.

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