

Huercal-Overa Villa

€470,000

Ref: A1245



5



5



420 m²



506 m²



✓



30 min.



✓



Consumption
D - 104kW

Emissions
D - 19kg



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property
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Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Ref: A1245 — <https://www.spanishpropertychoice.com/A1245>

Property Purchase Expenses

Property price	€470,000 (£405,187)
Transfer tax 7%	€32,900 (£28,363)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Fees and Taxes

IBI property tax	€1396.00 per annum
Refuse fees	€148.28 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€44,000 (£37,932)
Final Payment of 90% on completion ...	€423,000 (£364,668)

* 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

REDUCED BY 100,000€ FOR A QUICK SALE !!!

This spectacular premium villa is located in the heart of Huerca-Overa town in the very sought after neighbourhood of Noria del Pino. This quiet setting offers the best of both worlds, being surrounded by large luxury houses whilst being just a walk away from the hustle and bustle of the market town centre.

The town offers a wide range of amenities including cinema, theatre, banks, shops, supermarkets, restaurants, parks and schools.

The house is situated within a private plot of land which has a pedestrian street entrance, a vehicle entrance onto an open parking space as well as an electric gated vehicle entrance that leads down to the underground garage which can hold up to 6 cars and comes with a full workshop and storage.

The grounds are fully terraced with just a few plant beds, making it very easy to maintain. The house is elevated due to the under build, with an entrance staircase leading up to a fantastic terrace and porch which wraps around the entire house and consists of an outside shower, BBQ and plenty of seating and entertaining areas.

Internally, the villa has a very high quality finish with incredible details and fittings. The grand entrance hall provides access to the main lounge and dining room, a downstairs bedroom with terrace, family shower room and the fully fitted kitchen. The kitchen has ample storage cabinets as well as a large central island and a second lounge area which is separated by a breakfast bar. A rear door enters into an enclosed dining terrace through into the utility room.

On the first floor there are 2 further double guest bedrooms, a shared terrace, a large study which could become another bedroom, an enclosed terrace which is used as a guest living room and the master suite. The master bedroom is a fantastic space which comes with a full walk in closet and dressing room and a spacious en suite shower room.

Continuing up to the upper floor of this immaculate property is a large attic room which has been used as a bedroom, gymnasium or additional guest accommodation. From here you can access 2 terrace which boasts the fantastic views over the town and castle.

The under build not only has the garage and workshop but also offers a second kitchen, fully equipped with a bread oven, modern appliances and a large dining table. There is a large bedroom as well as a family shower room.

A truly magnificent property which must be seen!

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