

# Arboleas Villa

€223,000

Ref: A1251



3



3



607 m<sup>2</sup>



125 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
F - 59kg



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**Ref: A1251 — <https://www.spanishpropertychoice.com/A1251>**

## Property Purchase Expenses

Property price .....	€223,000 (£190,464)
Transfer tax 7% .....	€15,610 (£13,333)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,281)

## Fees and Taxes

IBI property tax .....	€360.64 per annum
Refuse fees .....	€148.28 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,562)
Remainder of deposit to 10% .....	€19,300 (£16,484)
Final Payment of 90% on completion ...	€200,700 (£171,418)

\* 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

We are pleased to bring you the opportunity to purchase a lovely 3 bedroom, 3 bathroom single storey Villa, located in Los Higuerales, Arboleas.

Access to the property is via a gated entrance, leading to a large driveway, which will take you to the garage.

From here there is a private gate, which will take you into the large wrap around terrace area from where you will enjoy lovely views of the surrounding countryside.

This space is ideal for the outside living and dining that this area offers.

There is plenty of space for sunloungers and outside table and chairs.

As mentioned it has lovely views and here you also have the private swimming pool measuring 31m2.

Entering the property, takes you to a small hallway.

Through an open arch you have a large lounge/dining area with ceiling fans, allowing you to retain an ambient temperature year round.

The room is bright and airy thanks to the windows and glass doors leading out to the enclosed fly netted sitting area.

This is a lovely area, allowing you once again to enjoy outdoor living and taking in those views of the swimming pool and countryside.

Returning to the villa you have the large, fitted and modern kitchen. This is a lovely light room, offering ample storage with both wall and base units.

The light received in here is from two windows, offering lots of natural light.

From here you access a separate utility room.

Returning to the hallway you access the master bedroom. This is a lovely large bright room, offering fitted wardrobes and ceiling fan.

It also enjoys an en-suite bathroom with bath tub, overhead shower, handbasin and w.c. This room is fully tiled for easy maintenance.

The second bedroom also offers fitted wardrobes.

The family bathroom also offers a bathtub, overhead shower, handbasin and w.c again it is fully tiled for easy maintenance. This room also offers a window for ventilation.

The third bedroom is also of a good size and offers fitted wardrobes. Again it enjoys an en-suite bathroom with walk in shower, handbasin, w.c.

There is air conditioning throughout the property

This is a lovely property, ideally located and turn key ready.

Contact us today to arrange a viewing.