

# Lubrin

## Village House / Casa de Pueblo

€34,000

Ref: A1282



2



1



74 m<sup>2</sup>



✓



Consumption  
F - 237kW

Emissions  
E - 46kg

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C/ Mérida de Jarales, 5

**Ref: A1282 — <https://www.spanishpropertychoice.com/A1282>**

### **Property Purchase Expenses**

Property price .....	€34,000 (£29,420)
Transfer tax 7% .....	€2,380 (£2,059)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

### **Fees and Taxes**

IBI property tax .....	€143.80 per annum
Refuse fees .....	€170.00 per annum

### **Standard form of payment**

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€400 (£346)
Final Payment of 90% on completion ...	€30,600 (£26,478)

\* 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**

A fantastic opportunity to own a traditional townhouse located in the heart of the beautiful village of Lubrin. Within easy walking distance of the local bars, banks and shops, this property offers a true slice of our beautiful province of Almeria.

A freshly laid pavement leads up to the front of the property, which is just 100m from the nearest public parking areas.

Internally, the home has an entrance to a cosy reception room that leads through into the first bedroom, which is currently being used as a sitting room.

An internal staircase leads up to the main lounge with a Juliet balcony.

Here you will also find the second bedroom with fitted wardrobes, a family shower room, and also the fitted kitchen.

The property is an ideal opportunity, to stamp your own mark on a property.

Lubrin is a traditional Spanish village, and ideally you would need a car to be able to access other areas and amenities.

However, there is a bus service running Monday, Wednesday and Friday, that leaves early in the morning and also lunchtime to Almeria, then returning every evening.

Please be aware that the only external space that is sold with the property is the small balcony leading from the first floor.

We understand that the land to the side of the property belongs to the Ayuntamiento.

A bargain property with a lot of potential!

Contact us today to arrange a viewing.

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