

# Lorca

## Commercial / Local Comercial

€625,000

Ref: A1301



6



6



10.83 hectares



404 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€625,000 (£540,813)
Transfer tax 9% .....	€56,250 (£48,673)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

IBI property tax .....	€197.92 per annum
Refuse fees .....	€47.36 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€59,500 (£51,485)
Final Payment of 90% on completion ....	€562,500 (£486,731)

\* 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

Set in 18 hectares (approx. 45 acres) of land which is completely surrounding the property gives this property a complete and tranquil feeling in a stunning setting with mountain views in all directions.

There are lots of mature gardens and 3 patio areas where you can sit and relax and along with this there is a beautiful 12m x 5m swimming pool, depth 1 meter to 1.4 meters with an outside shower.

The property has mains water, electricity along with wifi.

This well established fabulous country property has been totally renovated over a number of years to an exceptionally high standard keeping many of the characters that you would expect from a traditional Spanish country home and the property is easily accessed off a tarmac road with a private drive leading to a large car parking area. Also here you will find a garage and paddock area with separate workshop and store room for anyone looking to keep horses.

There are so many additional features of quality and exceptional taste which really need to be seen to be appreciated that it is a must to add this house to your viewing list.

Here are some of the main features of the property.

Main House - 1st Floor:

2 large lounge areas, both with log burning fires, one has downstairs toilet and storage cupboard with staircase to the 2nd floor.

Bedroom fully furnished with an en-suite.

Reception room with open fireplace.

Office with storage cupboard.

Kitchen including large cooker, 2 sinks, 3 fridges, washing machine and dishwasher and centre table with marble top and storage.

Bedroom with en-suite off kitchen the courtyard area, with wardrobes, shelving and an en-suite.

Main House - 2nd floor:

5 large bedrooms all with en-suites and all fully furnished, all with Juliet balconies and spectacular mountain views.

The property has a hotel licence for 5 letting rooms, which are currently used for motorcycle clients that visit normally on an annual basis and if any potential new owner like to continue with the licence and run the property as a small country hotel this is available if required.

Attached to the property on the 2nd floor with private courtyard and entrance is a self contained flat consisting of a bedroom with fitted wardrobes, a bathroom, and a lounge area with built in kitchen with fridge and cooker.