

Partaloa Villa

€224,995

Ref: A1339

RESERVED



3



3



3,000 m²



169 m²



✓



✓



✓



Consumption
G - 73kW

Emissions
D - 37kg



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Property Purchase Expenses

Property price	€224,995 (£192,569)
Transfer tax 7%	€15,750 (£13,480)
Notary fees (approx)	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx)	€1,500 (£1,284)

Fees and Taxes

IBI property tax	€499.77 per annum
Refuse fees	€47.36 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,568)
Remainder of deposit to 10%	€19,500 (£16,689)
Final Payment of 90% on completion	€202,496 (£173,312)

* 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

Spanish Property Choice are delighted to be able to offer you an opportunity to purchase a beautiful villa situated in Partaloa and offering stunning views of the countryside and mountains.

This beautifully maintained large property of 169m² on an equally impressive plot of 3000m² consists of a spacious living room with a summer room leading from it, a fully fitted kitchen, 3 bedrooms, all with all en-suite bathrooms, a private swimming pool and a relaxation area.

Access to the property is via a pedestrian gate and a paved pathway to the front of the villa and main access door. A double gate to the left of this provides access to a driveway leading to an internal garage. A pergola provides additional shading.

The plot has numerous paved and terraced areas but is predominantly laid to gravel for easy maintenance. Well established shrubs, trees and planting make the property look very pretty.

Entrance into the property leads directly into a spacious hallway that has a flight of steps leading to the upper level and a small set of steps leading down to the living area and kitchen.

To the left of the hallway is the first bedroom, which is a really good size, currently used as a twin room. It has an air conditioning unit plus a light with a ceiling fan for climate control. Fitted wardrobes provide essential storage space, and a window provides views of the front garden area. An on suite bathroom complete with a W.C, hand basin, vanity storage cupboard, plus a shower cubicle compliments the bedroom. The bathroom is tiled for easy maintenance.

Across the hall leads to the second bedroom. This is also a good size double with fitted wardrobes, an air conditioning unit plus a ceiling light with a fan and has views of the front garden. An en-suite bathroom has a WC, hand basin, shower cubicle and vanity storage unit. It is also tiled for easy maintenance

From the hall, a flight of stairs leads up to the master bedroom. This is also a great size with fitted wardrobes, an air conditioning unit and a ceiling light with a fan. The room has a window providing stunning views of the countryside, swimming pool and relaxation areas. Directly opposite the bedroom door is an external door leading to the upper terrace, perfect for enjoying a morning coffee whilst taking in the amazing views of the surrounding area.

Back down the flight of stairs and down a further few steps lead to a very spacious living room with a feature log burning stove, perfect for those cooler winter evenings. Dual aspect windows allow light to flood into the room, and an air conditioning unit provides climate control during the hot summer months.

An archway leads into a very bright modern kitchen, with a good range of wall and base units plus all appliances. From here, a door leads to a large summer room, currently used as a second living space and dining area. This is well ventilated but also has an air conditioning unit for climate control. A sliding door leads...

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