

Puerto Lumbreras

Villa

€299,950

Ref: A1341



3



2



5,114 m²



172 m²



✓



✓



30 min.



Consumption
E - 229kW

Emissions
E - 45kg



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Property Purchase Expenses

Property price	€299,950 (£258,407)
Transfer tax 8%	€23,996 (£20,673)
Notary fees (approx)	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx)	€1,500 (£1,292)

Fees and Taxes

IBI property tax	€371.00 per annum
Refuse fees	€100.00 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,585)
Remainder of deposit to 10%	€26,995 (£23,256)
Final Payment of 90% on completion	€269,955 (£232,566)

* 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 large 3 bedroom, 2 bathroom detached villa located on a fully gated plot of land of over 5000m².

Set in the countryside, the private home offers the peace and tranquillity of living away from a large city whilst being only a 5 minute drive into several towns which offer all amenities and only 30 minutes to the nearest coastal resort of Aguilas.

A sliding gate opens into the grounds with a driveway leading up to off road parking for many vehicles. The gardens include a wide variety of mature trees and plants creating privacy from the neighbouring properties a beautiful greenery backdrops from any terrace or window.

A full size swimming pool is surrounded by terracing and several shaded seating areas, ideal for outdoor dining and entertaining.

Internally the home makes a fantastic impression with an open plan dining room and kitchen. A modern finish and a great number of windows and patio doors aid a bright and airy living space and provide access on to an elevated terrace overlooking the gardens.

The kitchen is installed with high quality stone worktop, white glossy floor and wall cabinets and modern electrical appliances.

The main living room has a feature log burning fireplace, 2 sets of patio doors leading to the swimming pool.

A separate storage room houses the oil tank and boiler for the full central heating system.

Continuing on the ground floor there are 2 double guest bedrooms, one with direct access to the gardens and a family bathroom with a shower.

Upstairs is the main bedroom. A large room with pitched ceilings, en suite shower room and doors leading onto a full wrap around terrace which boasts 360 degree views of the surrounding countryside.

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