

Arboleas Villa

€239,950

Ref: A1345

SOLD



3



2



621 m²



165 m²



✓



✓



30 min.



Consumption
E - 218kW

Emissions
E - 42kg



spanish
property
CHOICE

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Ref: A1345 — <https://www.spanishpropertychoice.com/A1345>

Property Purchase Expenses

Property price	€239,950 (£205,181)
Transfer tax 7%	€16,797 (£14,363)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,283)

Fees and Taxes

IBI property tax	€371.10 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,565)
Remainder of deposit to 10%	€20,995 (£17,953)
Final Payment of 90% on completion ...	€215,955 (£184,663)

* 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

*** SOLD JAN 2024 ***

This is a beautiful well maintained three bedroom, two bathroom villa with private swimming pool and a large annex.

This villa is situated just a 15-minute walk to the amenities that Arboleas offers, including bars, restaurants, local shops, pharmacy, medical centre and dentist, in addition to a weekly Saturday market.

The property is walled and fenced all round and enjoys views over the countryside and Arboleas village.

The outside sitting and eating area is shaded for those hot summer months or if you prefer you can take in the sun around the pool.

As you enter the property you are welcomed by a good size hallway, which leads to all rooms.

Directly in front of the main door is a set of double doors leading into the lounge. This is a large open space, with ample room for your lounge furniture and also a dining table and chairs.

Here you will find a fireplace for those cooler winter evenings.

From here (in addition to the hallway entrance) you have access to the full fitted kitchen. Here you will find an abundance of storage space and a breakfast bar.

Views from both the kitchen and the lounge are towards the swimming pool.

Moving on to the main bedroom. A large light space with fitted wardrobes and an en-suite bathroom offering a large walk in shower.

Returning to the hallway and heading left, you then access the further two bedrooms and family bathroom.

The second double bedroom again offers built in wardrobes and is a lovely light space.

The third bedroom is also a good size double and offers built in wardrobes.

At the end of the hallway is the large family bathroom. This offers a large walk in shower.

Moving to the outside area, through glass doors from the lounge area, you have the private swimming pool and large terrace areas.

Here you will find a large annex, which is used as a snooker room, but if wanted, could change use to separate accommodation for visiting relatives and friends.

There is also a small storage room.

This is a lovely property, ideally located. A must see property with a lot to offer.

Contact us on 0034 950 615 388 to arrange a viewing.