

# Seron

## Village House / Casa de Pueblo

€83,995

Ref: A1354

RESERVED



6



2



89 m<sup>2</sup>



237 m<sup>2</sup>



Consumption  
D - 130kW

Emissions  
D - 26kg

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**Ref: A1354 — <https://www.spanishpropertychoice.com/A1354>**

## Property Purchase Expenses

Property price .....	€83,995 (£70,190)
Transfer tax 7% .....	€5,880 (£4,913)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,253)

## Fees and Taxes

IBI property tax .....	€204.65 per annum
Refuse fees .....	€147.12 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,507)
Remainder of deposit to 10% .....	€5,400 (£4,512)
Final Payment of 90% on completion ....	€75,596 (£63,171)

\* 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

**\*\* RESERVED MARCH 2025 \*\***

If you are looking for a true slice of Spanish life, then this large spacious 4 storeys, 6 bedroom, 2 bathroom village house could be the one for you. The village has schools, medical centre, bars, shops and the Town Hall offers free Spanish Lessons.

Access into the property leads directly into a small reception-living area.

From here, you pass the marble staircase and past an under stairs' storage room to gain access to the typically Spanish style kitchen with work surfaces.

As per a typically Spanish style, curtains have been used instead of door coverings for the shelves. This room is a good size and has a table and chairs situated in the middle, plus a display unit on one wall. From here you access the first bathroom.

This room has been converted into a wet room with a shower, hand basin and sink and tiled for easy maintenance.

Back through the kitchen and up to the first floor finds three of the six bedrooms that this huge property has to offer.

To the left of the stairs finds two of the bedrooms.

They are both internal rooms, and the vendors have installed a small window in the first bedroom to make the most of the natural light coming from the stairs.

The third bedroom is found to the right of the stairs. This is a good size room with a window for natural light and ventilation, providing beautiful views of the mountains and countryside.

Leading up to the third floor finds the fourth internal bedroom, which is also a good size, with a small window to the stairs for light.

Adjacent to this room is the family bathroom, comprising a built-in shower corner unit, toilet and vanity unit with a sink and mirror. The bathroom is tiled for easy maintenance.

Continuing along the corridor leads to a single bedroom currently being used as a store room and office space.

To the right of the stairs finds the sixth bedroom, again a perfect size with a window providing stunning views of the mountains and countryside.

Ascending up the last flight of stairs to the fourth floor finds another larger open-plan living area with a feature wood burning stove, dining area and a fully fitted kitchen. A door leads out to a private terrace that has a pergola and sun shade attached, perfect for enjoying alfresco living and dining.

The property is just a 3-minute walk to the bars, shops and a 40-minute drive to the beach.

The village also boasts the Seron Castle from the Nasrid period (13th Century) and is located at the highest part of the town from which you can see the entire Almanzora Valley, the Sierra Las Estancias and part of the province of Granada. There is also a weekly market where you can buy fresh fruit and veg, clothing, toys and household items.

This is truly an amazing property, and a true slice of Spain.

So if you would like more information or to arrange a viewing call us now.