

# Albox Villa

€199,999

Ref: A1361



3



2



1,126 m<sup>2</sup>



118 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 214kW

Emissions  
E - 42kg

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## Property Purchase Expenses

Property price .....	€199,999 (£173,355)
Transfer tax 7% .....	€14,000 (£12,135)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,300)

## Fees and Taxes

IBI property tax .....	€197.87 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,600)
Remainder of deposit to 10% .....	€17,000 (£14,735)
Final Payment of 90% on completion ....	€179,999 (£156,020)

\* 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

Nestled in the charming hamlet of Los Patricios, Albox, this delightful 3-bedroom, 2-bathroom villa offers a tranquil oasis for those seeking a peaceful retreat in the heart of Almería, Spain. With its picturesque surroundings and modern amenities, this property is a dream come true for families wanting either a holiday bolthole or a property for permanent living.

Entrance into the property leads into a small hallway and through an archway into a good-sized living-dining area. The villa's open-concept design seamlessly blends indoor and outdoor living. The spacious living-dining area is bathed in natural light and features three windows and a door that opens onto the paved terrace, ideal for alfresco living and dining. The comfortable living room provides the perfect space for relaxation, while the adjacent dining area offers a place to savor meals with family and friends. A fully equipped kitchen situated just off the living-dining area provides a good range of modern wall and base units with integral appliances to ensure that all your culinary needs are met.

The villa boasts three inviting, good-sized bedrooms, all with fitted wardrobes and air conditioning units, plus ceiling lights with fans for climate control.

The master bedroom includes an en-suite bathroom with a hand basin, toilet and shower facility, providing a private and serene escape. The family bathroom, consisting of a hand basin, toilet, and walk in shower, ensures that all guests have convenient access to facilities. The bathroom is fully tiled for easy maintenance.

Externally, the large walled and gated plot has been landscaped with a variety of fruit trees and shrubs, and for those who appreciate convenience, the villa comes with sufficient parking facilities for numerous vehicles, ensuring that your vehicle is safe and secure. A convenient carport provides a shaded area to protect the car against the hot summer sun. The plot is mainly laid out on gravel for easy maintenance.

The villa's location in Los Patricios offers the perfect balance of tranquility and accessibility. You can enjoy the peace and serenity of the countryside while being just a short drive away from the town center, where you'll find all the essential amenities, including shops, restaurants, and services.

Albox, a charming town in Almería, is known for its rich history, vibrant culture, and stunning natural beauty. Whether you're interested in exploring the historic sites, hiking in the nearby Sierra de Alhamilla, or simply relaxing in your private garden, there's something for everyone in this picturesque region.

In conclusion, this 3-bedroom, 2-bathroom villa in Los Patricios, Albox, is a lovely property in a beautiful part of Spain. With its modern amenities and convenient parking, it provides the ideal setting for a peaceful and relaxing lifestyle.

For more information or to arrange a viewing please contact us.

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