

# Zurgena Villa

€189,000

Ref: A1362

RESERVED



3



2



1,046 m<sup>2</sup>



✓



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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property  
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## Property Purchase Expenses

Property price .....	€189,000 (£162,824)
Transfer tax 7% .....	€13,230 (£11,398)
Notary fees (approx) .....	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx) .....	€1,500 (£1,292)

## Fees and Taxes

Refuse fees .....	€157.92 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,585)
Remainder of deposit to 10% .....	€15,900 (£13,698)
Final Payment of 90% on completion ....	€170,100 (£146,541)

\* 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 NOVEMBER 2023\*\*\*

Spanish Property Choice is happy to be able to offer you an opportunity to buy a large 157ms 3-bedroom, 2-bathroom villa with a private swimming pool in Cucador, Zurgena. The property offers amazing views over the countryside.

The property is accessed via a double sliding gate onto a large 1046ms walled and gated garden, swimming pool and relaxation area. A concrete driveway with a slight incline leads up to the property and to the terraced area with the private swimming pool. The property also boasts a separate garage and storage room to the rear.

On the right side of the property, and overlooking the swimming pool, a large covered terrace perfect for relaxing provides much needed shade. A changing room and Jacuzzi are located within this area.

The main entrance door is accessed through a glazed summer room, which is perfect for enjoying alfresco living and dining and seamlessly blends indoor and outdoor living.

Direct access leads into a bright and spacious, large living-dining room that is bathed in natural light. A feature fireplace compliments the room and provides a warm and cosy living area during the cooler periods. The room is also served by an air conditioning unit, and ceiling lights with fans enabling climate control during the summer months.

A large separate fully fitted kitchen-diner leads off from the living area. This is well-equipped with a good range of wall and base units plus all appliances, enabling all culinary needs to be met. An external door conveniently provides direct access to the covered outdoor area.

A small corridor to the right of the living room leads to the three bedrooms and bathrooms.

The first room on the right is the family bathroom and consists of a hand basin, toilet bath tub with an overhead shower. It is fully tiled for easy maintenance, and has additional storage cupboards.

Adjacent to the family bathroom is the first of three bedrooms. This is a good size double room with fitted wardrobes and sufficient space for additional bedroom furniture. An air conditioning unit and ceiling light with a fan, enables climate control.

The second bedroom is also a good size, with a ceiling light and fan for climate control.

The master bedroom, currently used as a twin room, has fitted wardrobes, an air conditioning unit, and a ceiling light with a fan. An on-suite bathroom, consisting of a walk in shower cubicle, toilet, wash basin with a vanity unit, and is tiled for ease of maintenance.

The villa's location in Cucador, Zurgena offers the perfect balance of tranquillity and accessibility. You can enjoy the peace and serenity of the countryside while being just a short drive away from the town centre of Zurgena and the much larger town of Huerca Overa, where you will find all the essential amenities, including a well renowned hospital, shops, bars, banks and other services that you would need. The property is offered for sale fully furnished so you can...

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