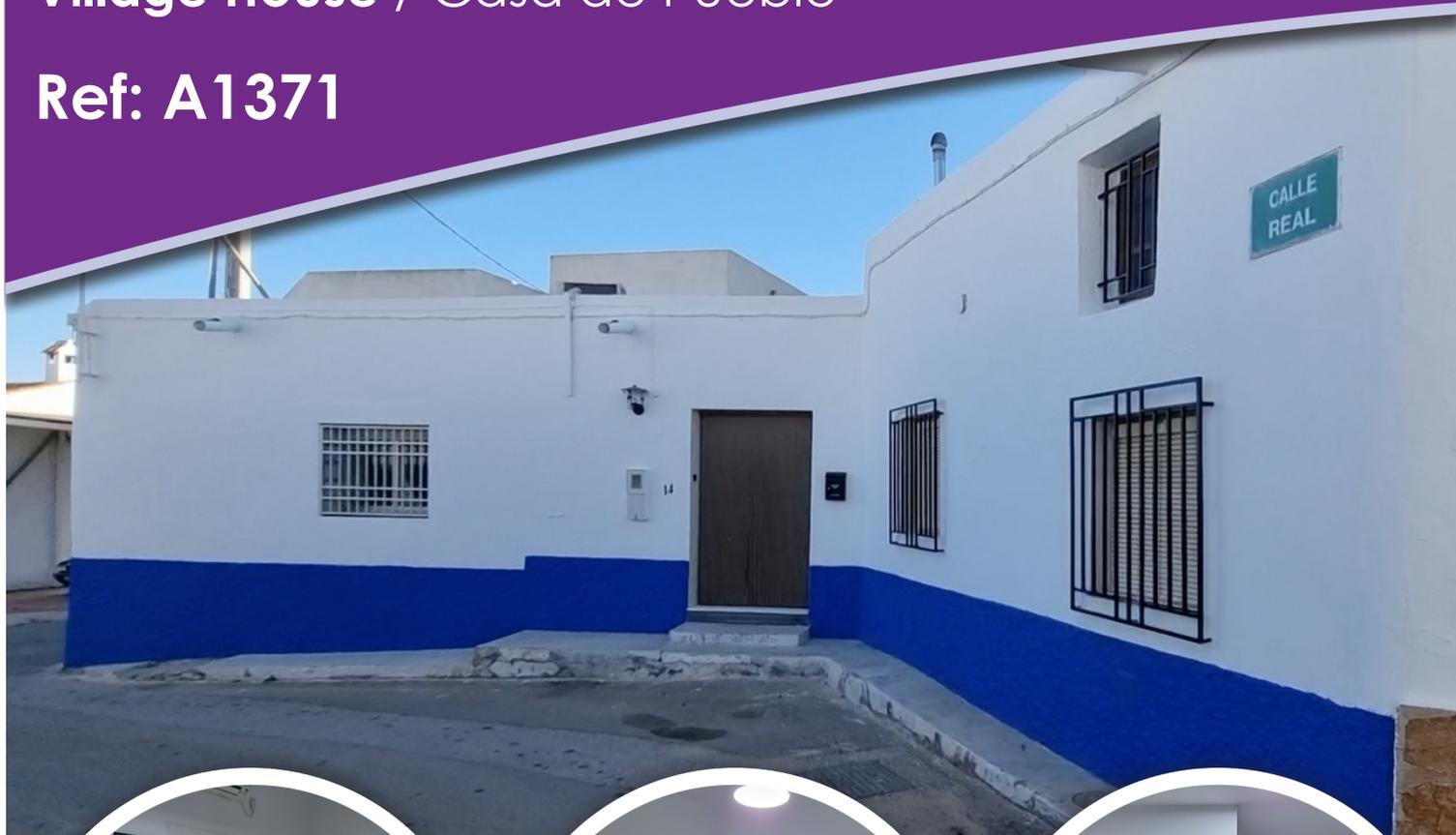


La Huelga

Village House / Casa de Pueblo

€70,000

Ref: A1371



5



2



134 m²



✓



25 min.



Consumption
E - 187kW

Emissions
E - 38kg

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Huércal-Overa Office
Carretera Estación 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€70,000 (£60,571)
Transfer tax 7%	€4,900 (£4,240)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,298)

Fees and Taxes

IBI property tax	€206.56 per annum
Refuse fees	€199.32 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,596)
Remainder of deposit to 10%	€4,000 (£3,461)
Final Payment of 90% on completion ...	€63,000 (£54,514)

* 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

RECENTLY REDUCED

Charming Traditional Village House in the Heart of La Huelga

An excellent opportunity to purchase a character-filled traditional village house, nestled in the centre of La Huelga – just a 15-minute drive from Los Gallardos, where you'll find all your everyday amenities.

This spacious two-storey property offers up to five potential bedrooms and two bathrooms, along with a private roof solarium that boasts stunning views of the surrounding mountains.

Ground Floor

As you enter the property, you step directly into a generous dining area – a warm and welcoming space featuring a wood-burning stove, perfect for cosy evenings.

From the dining area, you can access all the rooms on the ground floor. A small hallway leads to a well-equipped kitchen, fitted with modern appliances, plenty of counter and cupboard space, and a breakfast bar for casual dining.

Just off the kitchen, there is a family bathroom with a large walk-in shower.

Back through the dining area, you'll find two spacious double bedrooms. One of the rooms features two additional spaces, currently separated by curtains. These could be used as additional bedrooms, walk-in wardrobes, a home office, or even a small gym.

From the dining area, double glass doors open into a charming living room – a cosy yet functional space that flows beautifully for entertaining guests or simply relaxing.

A small, intriguing door in the lounge leads to a hidden gem – a unique two-storey space, complete with a fireplace. With some imagination and renovation, this area could be transformed into something truly special and personal.

First Floor

A discreet door off the dining area reveals a staircase leading to the upper level of the home. Here you'll find the main bedroom, brimming with character thanks to its original wooden beams.

The room includes access to an en-suite bathroom, fitted with a walk-in shower (currently in need of completion).

Directly across from the en-suite, a wooden door opens onto the private roof solarium – an ideal spot for outdoor dining, sunbathing, or simply enjoying the panoramic mountain views. With the addition of railings or a low wall, it could be made secure for children and pets, making it a perfect year-round retreat.

Don't Miss Out

This property is full of potential and traditional charm. The description is currently being updated – get in touch today to arrange a viewing and discover the full potential of this lovely village home.