

# Albox Villa

€230,000

Ref: A1386



3



2



3,861 m<sup>2</sup>



158 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 224kW

Emissions  
E - 40kg

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## Property Purchase Expenses

Property price .....	€230,000 (£193,810)
Transfer tax 7% .....	€16,100 (£13,567)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Fees and Taxes

IBI property tax .....	€164.27 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€20,000 (£16,853)
Final Payment of 90% on completion ...	€207,000 (£174,429)

\* 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

Located in the serene countryside of Albox, Almeria this beautiful detached villa boasts 3 bedrooms, 2 bathrooms and offers a perfect blend of rustic charm and modern comfort.

The villa is set within its own fully gated and fenced 3,800m<sup>2</sup> plot of land with breathtaking views of the surrounding open fields and hillsides.

The grounds are low maintenance with mature trees, plants, terraces and a detached garage with storage. As you approach the main entrance there is a large South facing patio with views down the Albox valley.

Internally the home consists of an entrance hallway with ample natural light and access into the heart of the home, a beautiful open plan lounge and kitchen. The open plan design seamlessly connects the living space with the kitchen which comes with a feature fireplace and patio doors leading out into the conservatory. The fully equipped kitchen comes with floor and wall cabinets and room for a full size breakfast table.

Leading off the lounge is the primary bedroom which includes a full size walk in closet area and en suite, as well as having direct access to the conservatory and gardens.

On the opposite side of the entrance hallway are the 2 guest bedrooms and family bathroom with a further access to the gardens and a lovely shaded rear terrace.

For more information or to view this property please call 0034 950615388

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