

# Huercal-Overa Villa

€175,000

Ref: A1389

SOLD



3



2



1,254 m<sup>2</sup>



118 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 186kW

Emissions  
E - 35kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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**Ref: A1389 — <https://www.spanishpropertychoice.com/A1389>**

## Property Purchase Expenses

Property price .....	€175,000 (£147,655)
Transfer tax 7% .....	€12,250 (£10,336)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,266)

## Fees and Taxes

IBI property tax .....	€246.00 per annum
Refuse fees .....	€148.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,531)
Remainder of deposit to 10% .....	€14,500 (£12,234)
Final Payment of 90% on completion ...	€157,500 (£132,889)

\* 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

\*\*\*\* SOLD 2025 \*\*\*\*

This 3 bedroom, 2 bathroom villa is situated in a small tranquil hamlet that offers an authentic Spanish lifestyle whilst being able to access all amenities within a 10 minute drive. The nearby villages of Urcal & Santa Maria are reachable within 10 minutes and both offer several bars, restaurants and mini market however the large town of Huerca-Overa which is only a 15 minute drive away consists of shops, supermarkets, bars, restaurants, theatre, cinema and a weekly street market.

The property is accessed via a well maintained single track that leads up to the private gated driveway, there is plenty of space for several vehicles.

Although the land is set in an elevated position, it is fully fenced, making it very safe for pets and the land is level making it ideal for gardening. The plot is currently sectioned into 2 distinct areas, the first being gravelled where the house is positioned and the second half is where there are a number of almond, olive, orange and lemons trees are planted. For anyone that may want a swimming pool, there are several locations around the bungalow that are ideal for installing an above or below ground pool with decking etc (subject to permission from the town hall).

You enter the property via a large terrace that has been enclosed with netting, providing an ideal area to entertain and dine outside whilst enjoying fantastic views of the surrounding hillsides and down the valley.

As you enter the main front door the current owners have used this space as the dining area, freeing up the lounge and creating a very open and airy living space. The main features of the lounge are the fireplace and large double windows on the 3 external walls boasting the views and flooding the room with light.

The kitchen is separate however there is an open window to the lounge. There are ample floor and wall cabinets as well as a utility room which houses the washing machine and a second fridge freezer.

Along a small hallway are the 2 double guest bedrooms, family bathroom that has a full size tub as well as a shower and the master suite which comes with built in wardrobes and a private en-suite shower room.

The property benefits from rejas on all windows, fly nets throughout, ceiling fans and a well maintained clean interior.

Contact us to arrange a viewing.

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