

Arboleas Cortijo/Finca

€279,000

Ref: A1390



4



4



1,787 m²



255 m²



✓



✓



✓



Consumption
E - 144kW

Emissions
E - 27kg



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Property Purchase Expenses

Property price	€279,000 (£239,494)
Transfer tax 7%	€19,530 (£16,765)
Notary fees (approx)	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx)	€1,500 (£1,288)

Fees and Taxes

IBI property tax	€205.22 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,575)
Remainder of deposit to 10%	€24,900 (£21,374)
Final Payment of 90% on completion ...	€251,100 (£215,544)

* 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

Spanish Property Choice are delighted to be able to offer you an opportunity to buy a beautifully reformed 4 bedrooms, 4 bathroom Cortijo with a 7 x 3m private swimming pool located in a small hamlet and within walking distance of Arboleas village. The property also has an integral garage, separate annex, plus a workshop.

Access to the property is from the road and leads to a driveway that provides an off road parking space in front of the integral garage. A pedestrian gate leads to a patio and a gate provide access to the rear garden and to the workshop.

Entering the property through a large bright and airy porch with a pitched timber roof that is currently being used as a day room for the cooler winter months. The lounge leads from the porch which is a good size with an air conditioning unit and living flame gas fire for climate control. Wooden beams provide the authentic Andalusian theme throughout the property along with wooden shutters and built in shelving and feature arches.

The large fully fitted kitchen is located to the right of the lounge and is fully equipped with a good range of wall and base units, marble work tops, fitted appliances and a ceiling light with a fan. The property boasts a separate dining room which is found just off the living area with an open staircase and under stairs built in storage cupboard.

A door leads out from this area to the swimming pool and terraced garden areas and another leads to the beautifully renovated wet room that includes a modern glass block shower screen housing a rain head shower and fitted vanity unit. The first of the four bedrooms is found on this level and is a good size with an external door leading out to the pool and garden areas.

The guest annex is located above the garage and accessed to the left of the rear terrace and up a flight of steps. It is a good size and could be used for rental income as a holiday let as it comprises of a hallway with a shower room to the right, an open plan L-shaped living area, kitchenette with a breakfast bar and a spacious double bedroom with air conditioning. A store room is conveniently located beneath the steps to the annex and adjacent to this is door that leads into a utility room/workshop, perfect for storing gardening tools or additional outdoor equipment.

Returning into the dining room, a flight of stairs leads up to the first-floor landing area. This is a huge space which could easily be converted into a second lounge, or study. The remaining bedrooms and bathrooms are located on this floor. The bedroom to the right is a good size with fitted wardrobes and an air conditioning unit and has an on suite shower room with a walk in shower and a vanity unit.

The master bedroom is a great size with fitted wardrobes for storage, an air conditioning unit, plus a ceiling light with a fan. An en-suite bathroom compliments the room and has a corner bath with an over-head shower. A door leading out to the first-floor terrace provides...

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