

# Albox Villa

€209,995

Ref: A1399



3



2



1.40 hectares



146 m<sup>2</sup>



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€209,995 (£177,824)
Transfer tax 7% .....	€14,700 (£12,448)
Notary fees (approx) .....	€750 (£635)
Land registry fees (approx) ...	€750 (£635)
Legal fees (approx) .....	€1,500 (£1,270)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,540)
Remainder of deposit to 10% .....	€18,000 (£15,242)
Final Payment of 90% on completion ...	€188,996 (£160,041)

\* 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

This is a detached villa, on a large plot of land, surrounded by views of the countryside and mountains.

Ideally located it is just over a 2km drive to the traditional Spanish town of Albox, where you will be able to obtain all your necessities.

Access into the grounds, is via an electric rolling gate, taking you to the low maintenance, gravelled area.

The villa is centrally located within the grounds, meaning that you have full access to each side.

To the rear of the property, your views are extensive, and there is a lovely shaded patio area, where you can sit and enjoy the peace and tranquillity.

The front door, takes you directly into the large, light and bright lounge area. It has a wooden effect flooring and for those cooler winter evenings there is a log burner.

This room alone, shows you that the whole villa has been cleverly thought out and designed, with the wooden flooring effect, continuing throughout. Tiling has been tastefully done in design and colour and the property is finished to a high standard, including new doors.

Moving on from here you have the roomy kitchen area. This has an abundance of kitchen cupboards, both base and wall, ample work surfaces and white goods, including an oven, hob and extractor fan in addition to a dish-washer.

This then leads to a useful utility area, accessed via a sliding door, where you would be able to house the washing machine and also use for storage.

Returning to the kitchen, glass doors take you to the rear seating area of the property.

A hallway from the lounge area, takes you to the bedrooms and bathrooms.

First you have the large, modern family bathroom. This enjoys natural light and ventilation from the window and there is a good sized walk in shower.

Continuing on, you have two good sized double bedrooms.

Then the main bedroom, offering an en-suite shower room.

This property allows you a blank canvas to make it bespoke to you with furniture and decoration, including the garden area.

Contact us on 0034 950 615 388 to arrange a viewing.