

# Partaloa Villa

€224,995

Ref: A1400

RESERVED



3



2



568 m<sup>2</sup>



129 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 194kW

Emissions  
E - 40kg



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## Property Purchase Expenses

Property price .....	€224,995 (£193,064)
Transfer tax 7% .....	€15,750 (£13,514)
Notary fees (approx) .....	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx) .....	€1,500 (£1,287)

## Fees and Taxes

IBI property tax .....	€354.07 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,574)
Remainder of deposit to 10% .....	€19,500 (£16,732)
Final Payment of 90% on completion ....	€202,496 (£173,757)

\* 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 fantastic, single-storey, detached villa offering three bedrooms with a private swimming pool, offering a great location on a modern urbanisation of similar properties and is within a few drive of the local village of Partaloa.

The village of Partaloa, which has a pharmacy, a village square bar and cafeteria. Ideally you are just a few minutes drive from the town of Albox, where you will find most amenities including football stadium, health centre and as many restaurants, supermarkets and shops you should ever need.

The coast is around 45 minutes away with transport links being of the highest quality with all new highways throughout the area.

Access to the property is via double electric gates, to a driveway being paved in stone. The surrounding garden area has been planted with attractive indigenous plants, shrubs and trees and the driveway has been paved in stone.

It is a low maintenance area, being laid to gravel and offers a lovely place to sit and enjoy the sunshine and to enjoy mountain views.

Entrance to the villa is via a covered area, again offering a space to sit and enjoy the warm temperatures.

On entering, you are immediately in the living area. This is a beautiful light and airy area. Large enough to incorporate both dining and lounge furniture easily. Here you will find a fireplace for those cooler evenings.

The kitchen is to the left, via an archway. This is a deceptively large room with ample storage and workspace.

You then have a hallway, taking you to the three bedrooms and two bathrooms.

There is a good sized family bathroom, offering a bath tub and overhead shower with a glass curtain.

Then the first of the double bedrooms, a lovely light space with fitted wardrobes and a ceiling fan light.

Opposite here is the second double bedroom, with double glass doors to the patio area and pool area. Again, fitted wardrobes are in situ.

Finally, the main bedroom. A lovely large and light space, again with double glass doors to the pool and patio area.

The en-suite bathroom is fully tiled and offers a walk in shower. There is also a storage area from the bedroom.

There is air-conditioning throughout and the property also has gas central heating.

Contact us to make an appointment on 0034 950 615 388.