

Campillo (Lorca)

Villa

€450,000

Ref: A1416



5



4



5,339 m²



582 m²



✓



✓



25 min.



Consumption
D - 73kW

Emissions
C - 13kg

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Ref: A1416 — <https://www.spanishpropertychoice.com/A1416>

Property Purchase Expenses

Property price	€450,000 (£375,593)
Transfer tax 9%	€40,500 (£33,803)
Notary fees (approx)	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx)	€1,500 (£1,252)

Fees and Taxes

IBI property tax €1199.00 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,504)
Remainder of deposit to 10%	€42,000 (£35,055)
Final Payment of 90% on completion ...	€405,000 (£338,033)

* 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

Discover unparalleled elegance in this bespoke 5 bedroom villa located just outside of the main town, this impressive property offers easy access to all amenities whilst boasting the serene and picturesque landscapes of Lorca.

Thoughtfully designed to blend modern sophistication with Mediterranean charm, this property offers the perfect retreat for those seeking luxury, privacy, and comfort.

This family home consists of a large fully fenced 5,339m² plot of land with a private driveway with off road parking and a full under build garage with electric doors, large enough for up to 4 vehicles.

The grounds offer 30 mature olive trees, fenced area for pets and a 15m x 8m swimming pool with decking which does require some TLC. Alongside the pool is a summer building with outdoor toilet and changing room, BBQ and additional storage.

Internally the villa offers a large entrance hallway with and open spacious living area. A formal living and dining room, second winter lounge and entertaining room all offer the space for a large family home, flooded with natural lights due to the large glass patio doors.

The home is designed around 2 light tunnels which could be used for an internal lift if required.

The state of the art kitchen is equipped with premium appliances and a central island.

On the ground floor there is a family shower room, a double guest bedroom with private terrace and 2 further bedrooms both with walk through closets and en suite bathrooms.

On the upper floor of the property you will find a 4th bedroom which could also be an at home study or library and the primary bedroom.

The primary suite is a fantastic size with a walk in wardrobe, en suite shower room as well as access to a private sun terrace.

The home comes with an underbuild which is divided into the garage, utility room and fully equipped accommodation with kitchen.

The entire property has custom Interiors with bespoke finishes, high-end materials, and artisan craftsmanship throughout.