

Arboleas Villa

€299,950

Ref: A1422



4



2



640 m²



193 m²



✓



✓



30 min.



Consumption
D - 103kW

Emissions
D - 19kg

Tel: +34 950 615 388
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: A1422 — <https://www.spanishpropertychoice.com/A1422>

Property Purchase Expenses

Property price	€299,950 (£252,822)
Transfer tax 7%	€20,997 (£17,698)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,264)

Fees and Taxes

IBI property tax €464.53 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,529)
Remainder of deposit to 10%	€26,995 (£22,754)
Final Payment of 90% on completion ...	€269,955 (£227,540)

* 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 superb detached villa is located on a quiet residential street with easy access to the bustling market towns of Arboleas & Albox.

Situated on a private 640m2 corner plot, the home offers fully walled and gated grounds with great mountain views.

Entering via a large sliding gate, there is off road parking for several vehicles as well as a double garage with 2 electric up and over doors. Inside the garage there is enough space for 2 vehicles, a workshop, storage and direct access in to the villa.

The property is accessed via an entrance porch and into a reception hallway with high ceilings and glass brick windows which floor this space with natural sunlight.

Leading off the hallway are 2 double bedrooms, a family bathroom and the primary bedroom with walk in wardrobe and en suite shower room.

The spacious living and dining room is an ideal space with a built in pellet burner, patio doors to the gardens and an opening into the kitchen. The modern kitchen comes with an excellent amount of storage cabinets, granite work surfaces and a separate pantry and utility room.

A spiral staircase leads up to the fourth bedroom and a large storage room with built in storage. On this upper floor there is a sun terrace which overlooks the local area and mountains.

The gardens surrounding the property are low maintenance and offer different family areas. The gated salt water swimming pool boasts a contemporary design with artificial grass and terracing, a children's play area, covered terrace, barbecue patio and an outdoor storage room which houses the pools pump system.

The local towns offer all amenities including supermarkets, schools, sports centres, shops and bars etc.

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