

# Lubrin

## Cortijo/Finca

€125,000

Ref: A1423



3



2.5



309 m²



168 m²



✓



✓



Consumption  
E - 277kW

Emissions  
E - 54kg

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## Property Purchase Expenses

Property price .....	€125,000 (£108,163)
Transfer tax 7% .....	€8,750 (£7,571)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

IBI property tax .....	€215.28 per annum
Refuse fees .....	€199.32 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€9,500 (£8,220)
Final Payment of 90% on completion ....	€112,500 (£97,346)

\* 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

\*\*\*REDUCED BY 15,000 EUROS FOR QUICK SALE \*\*\*

We are delighted to present this charming three-bedroom, two-and-a-half-bathroom traditional Cortijo/Finca, nestled in a tranquil hamlet near the picturesque town of Lubrín. Offering a perfect blend of rustic charm and modern comfort, this delightful home is ideal for those seeking a peaceful escape surrounded by stunning countryside.

Upon entering through double metal gates, you are welcomed by a private driveway with ample off-road parking. The property boasts generous outdoor spaces, including a large terrace and rooftop solarium, perfect for soaking up the Spanish sun while enjoying the mountain and countryside views. The mature garden is adorned with shrubs, bushes, and trees, creating a peaceful and inviting atmosphere.

Inside, the light and airy interior is spread over two floors. The open-plan kitchen, separated from the lounge by a stylish divider, provides a functional and social space. The comfortable lounge features a log burner, ensuring warmth and coziness during cooler winter evenings, while air conditioning keeps the home comfortable on hot summer days.

The property offers ample storage spaces, including a log store and multiple storage areas, along with a large garage-style outbuilding, ideal for additional storage or a potential workshop.

Located just 40 minutes from the coast, this home provides easy access to beautiful beaches, while the town of Lubrín and its array of shops and essential amenities are only a 20-minute drive away.

Whether you are looking for a full-time residence or a holiday retreat, this lovely cortijo offers privacy, comfort, and tranquility in a stunning natural setting. Furniture is negotiable, making this an excellent opportunity to move in and start enjoying your new countryside lifestyle right away.

Explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property.

Click on the 'Video Play' button in the link for a virtual walk around tour.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. Once the map is displayed, switch the view from the default map setting to 'Satellite.' This will show the exact location of the property and provide a bird's-eye view of the surrounding areas.

Don't miss out on this idyllic Spanish getaway - contact us today to arrange a viewing.

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