

# Albox

## Cortijo/Finca

€349,950

Ref: A1430



7



5



1,425 m<sup>2</sup>



403 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 147kW

Emissions  
E - 33kg

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €349,950 (£289,997) |
| Transfer tax 7% .....           | €24,497 (£20,300)   |
| Notary fees (approx) .....      | €750 (£622)         |
| Land registry fees (approx) ... | €750 (£622)         |
| Legal fees (approx) .....       | €1,500 (£1,243)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,486)     |
| Remainder of deposit to 10% .....       | €31,995 (£26,514)   |
| Final Payment of 90% on completion .... | €314,955 (£260,997) |

\* 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

Casa Benito is a 100 year old traditional cortijo that has been sympathetically modernised to offer a perfect blend of modern luxury and country charm. There are 7 bedrooms and 5 bathrooms as well as all the amenities you would expect for comfortable living such as central heating, air conditioning, log burners and a recently renovated pool. This versatile family home has far reaching panoramic views and benefits not only from a gloriously private and secluded location but also its proximity (1.5km) to the village of Pocicas where there is a bakery, general store, church, restaurant/bar and doctors clinic. It is 15 minutes drive from the commercial town of Albox where you can find all amenities including shops, supermarkets, banks, restaurants, superb weekly local market, sports facilities and medical centre.

On entering through the electric gates there is ample parking as well as a double car port.

At the front of the property there is an extensive well maintained patio area and recently renovated pool. The perfect space for entertaining.

Although the cortijo is one building it is divided into 4 separate sections which allow flexibility. Each of the sections have independent external access however three of them can be connected internally to allow for family living. Should you choose to separate, the house could then be rented as individual self contained units or friends and family could benefit from their own private space.

Looking at the property at the front the right hand side has a totally private casita. The casita has an open plan lounge/kitchen/diner as well as a large bedroom with a contemporary ensuite shower room.

The central entrance to the property has a traditional wooden cortijo door which opens into a large and stylish fully equipped modern kitchen with granite worktops. As the heart of the home the kitchen has a chimney with log burner, a sofa and a large dining table. The kitchen/diner is the perfect place for meal preparation and hosting large family and friends dinners.

On one side of the kitchen there is a door leading to the main living room. This is a large 8x5m light and airy room with a feature fireplace with large log burner. The highlight of this room is the glass curtain which can be opened onto the front patio. The south facing glass curtain floods the room with natural light. The uninterrupted views from the living room are simply stunning. A feature of this room is the double height ceiling adding to the feeling of space and light.

The opposite side of the kitchen leads directly into a utility area which houses some tall larder units, washing machine, second large fridge freezer. There are some glazed doors which open onto a back patio and gives access to the boiler room housing two water tanks and a storage area.

A corridor continues from the Utility room through the main part of the house. On the right of the corridor ...