

# Albox Villa

€175,000

Ref: A1434



3



2.5



3,538 m<sup>2</sup>



121 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€175,000 (£151,170)
Transfer tax 7% .....	€12,250 (£10,582)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Fees and Taxes

IBI property tax .....	€274.31 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,591)
Remainder of deposit to 10% .....	€14,500 (£12,526)
Final Payment of 90% on completion ....	€157,500 (£136,053)

\* 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

Nestled in the charming hamlet of Las Baltazares, Albox, this delightful 3-bedroom, 2.5-bathroom villa offers a tranquil oasis for those seeking a peaceful retreat in the heart of Almería, Spain.

The villa's location in Las Baltazares offers the perfect balance of tranquillity and accessibility with off road access. You can enjoy the peace and serenity of the countryside while being just a short drive away from the town centre, where you'll find all the essential amenities, including shops, restaurants, and services. The villa is solar powered off grid and water is delivered via a tanker in to a water deposit.

Albox, a charming town in Almería, is known for its rich history, vibrant culture, and stunning natural beauty. Whether you're interested in exploring the historic sites, hiking in the nearby Sierra de Alhamilla, or simply relaxing in your private garden, there's something for everyone in this picturesque region.

Externally, the large walled and gated the villa comes with sufficient parking facilities for numerous vehicles, ensuring that your vehicle is safe and secure.

The plot is mainly laid out on gravel for easy maintenance.

Entering the property from the rear, you are taken into a useful utility room, leading on to the kitchen.

This is a lovely light room, thanks to the dual access windows and offers ample storage and a central island.

This seamlessly connects with the dining/living area.

Again, lovely and bright. With a wood burner in the corner, you are catered for during the cooler winter evenings.

Off this area, you enter the first double bedroom, offering fitted wardrobes.

Then through an archway, you access the remaining bedrooms and bathrooms.

Directly ahead is the guest bathroom.

Moving on, you now have the remaining double bedrooms.

Both of these, offer fitted wardrobes, and en-suites, both with bath tubs and overhead showers.

With its picturesque surroundings and modern amenities, this property is a dream come true for families wanting either a holiday bolthole or a property for permanent living.

Externally, the large walled and gated the villa comes with sufficient parking facilities for numerous vehicles, ensuring that your vehicle is safe and secure. The plot is mainly laid out on gravel for easy maintenance.

In conclusion, this 3-bedroom, 2.5-bathroom villa in Las Baltazares, Albox, is a lovely property in a beautiful part of Spain. With its modern amenities and convenient parking, it provides the ideal setting for a peaceful and relaxing lifestyle.

An AFO has been applied for.

For more information or to arrange a viewing please contact us.