

# Partaloa Villa

€229,995

Ref: A1440

RESERVED



2



2.5



1,039 m<sup>2</sup>



205 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 152kW

Emissions  
E - 31kg

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**Ref: A1440 — <https://www.spanishpropertychoice.com/A1440>**

## Property Purchase Expenses

Property price .....	€229,995 (£197,911)
Transfer tax 7% .....	€16,100 (£13,854)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,291)

## Fees and Taxes

IBI property tax .....	€467.72 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,582)
Remainder of deposit to 10% .....	€20,000 (£17,210)
Final Payment of 90% on completion ....	€206,996 (£178,120)

\* 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

RESERVED JULY 2025

Exquisite Countryside Villa with Private Pool & Garage

Discover a harmonious blend of modern comfort and rustic tranquility in this delightful villa located near Partaloa. Perfectly suited for full-time living, a holiday retreat, or a wise investment, this property invites you to experience a lifestyle defined by thoughtful design and expansive outdoor space.

### Overview

Set on a generous 1,039 m<sup>2</sup> countryside plot, the villa offers 205 m<sup>2</sup> of elegantly designed living space. Inside, two well-proportioned bedrooms and 2.5 finely finished bathrooms create an intimate setting that feels both inviting and functional. With air conditioning and gas-fired central heating, every season is greeted with the perfect temperature for year-round comfort.

### Signature Features

- Private Oasis: Enjoy a fly-free 30 m<sup>2</sup> swimming pool area that promises refreshing escapes and relaxed gatherings under the sun.
- Ample Parking & Storage: Plenty of parking space ensures you have secure parking within the grounds and additional room for storage.
- Versatile Outdoor Living: The expansive plot offers plenty of opportunities for gardening, recreation, or simply soaking in the serene rural views.

### Lifestyle Appeal

Imagine your mornings bathed in gentle sunlight, your days filled with tranquil outdoor moments, and your evenings spent relaxing by your private pool. Whether you're seeking a peaceful family home or a captivating holiday getaway, this villa caters perfectly to those who value luxury, privacy, and the beauty of countryside living.

Embrace the chance to live where modern amenities meet the timeless appeal of rural charm, making every day an invitation to relax and refresh.

Contact us to arrange a viewing

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