

# Partalooa

## Duplex/Townhouse / Casa adosada

### €99,500

### Ref: A1454



2



2



94 m<sup>2</sup>



✓



Consumption  
E - 207kW

Emissions  
E - 39kg

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## **Property Purchase Expenses**

Property price .....	€99,500 (£85,938)
Transfer tax 7% .....	€6,965 (£6,016)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,591)
Remainder of deposit to 10% .....	€6,950 (£6,003)
Final Payment of 90% on completion ....	€89,550 (£77,344)

\* 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 within the rustic heart of Partalooa, a tranquil village perched at 544 m altitude in Andalusia's Almanzora Valley, this captivating townhouse blends rustic charm with architectural allure. Its elevated position rewards residents with panoramic views that sweep across the rooftops of the town.

Stepping through the front door, you are greeted by an open-plan kitchen and lounge area. The kitchen has plenty of worktop space and storage. You have a log burning fire place f in the loungeor the cooler winter nights.

A graceful archway ushers you into a distinctive cave room, its walls adorned in natural stone. Beyond the lounge, a well-appointed guest bathroom offers convenience and comfort, while a corridor leads to a charming twin bedroom—perfect for guests or flexible as a study. At the end of this corridor lies a surprising amenity: direct access to a private garage—an unparalleled luxury in village living.

Rising from the lounge, a spiral staircase curves upward guiding you to the main bedroom. From the bedroom the doors open onto a generously sized balcony. From this vantage point, you have sweeping views over the town's red-tiled housetops of the surrounding mountains.

Adjoining the main bedroom, an ensuite bathroom. Another door leads from the bedroom to a roof terrace, where the views expand. Standing there, you have an even broader panorama—rolling landscapes and rugged ranges that seem to stretch infinitely.

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