

# Cuevas del Almanzora

## Villa

€299,990

Ref: A824



6



3



528 m<sup>2</sup>



322 m<sup>2</sup>



✓



✓



10 min.



Consumption  
E - 187kW

Emissions  
E - 38kg

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## Property Purchase Expenses

Property price .....	€299,990 (£256,653)
Transfer tax 7% .....	€20,999 (£17,966)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

Refuse fees .....	€143.80 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,567)
Remainder of deposit to 10% .....	€26,999 (£23,099)
Final Payment of 90% on completion ...	€269,991 (£230,988)

\* 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

\*\*\*\* PRICE REDUCED \*\*\*\*

This is an absolutely stunning 3-storey detached villa located in the quiet village of Burjulu which has a local bar and restaurant, and is only 5-10 minutes in the car from several other villages for further shopping and dining and towns and 10 minutes from the coast.

The property sits on a considerable sized plot, which includes some beautiful patio and terrace areas, as well as a private parking space and private swimming pool with shower and outdoors bathroom. Also included within the outdoors space is a number of terrace spaces and a private roof solarium.

The entrance leads directly into the hallway on the ground floor, with the main living/dining space being to the left of this space and the modern and well-equipped kitchen to the right. Also on this floor is one of the bedrooms, currently being used as a second reception room, and a bathroom.

With the property being distributed over three floors, the staircase leads both upwards and downwards. The basement is a fantastic space, with there being a further living space/games room and a cinema room, perfect for a man cave! Also included on this floor are two further bedrooms.

Upstairs are where the remaining bedrooms and bathrooms are located, with there being a total of 6 bedrooms and 3 bathrooms in the property. Also on this floor is an immense terrace, perfect for outdoors lounging. Continuing up the staircase leads onto the private roof terrace, with this space covering the entire property and boasting some amazing views of the countryside, village, mountains and even the coast.

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