

# La Herreria

## Village House / Casa de Pueblo

€89,950

Ref: A835



3



1



81 m<sup>2</sup>



141 m<sup>2</sup>



25 min.



✓



Consumption  
E - 37kW

Emissions  
E - 183kg



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## Property Purchase Expenses

Property price .....	€89,950 (£75,965)
Transfer tax 7% .....	€6,297 (£5,318)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,267)

## Fees and Taxes

IBI property tax .....	€269.45 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,534)
Remainder of deposit to 10% .....	€5,995 (£5,063)
Final Payment of 90% on completion ....	€80,955 (£68,369)

\* 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

This is a beautiful semi-detached (left-hand side) traditional Spanish house with stunning countryside views situated in the equally quaint village of La Herreria, which is located just a short drive up the motorway from further towns and villages where there are a number of amenities such as bars, restaurants and shops and just 25 minutes from the coast.

The property is accessed from a dead-end road, with the entrance of the property leading directly into the main living/dining space, with very traditional style decoration. Leading off of this space are two bedrooms, with both of these rooms being spacious, with one with twin single beds and the other a double bedroom.

Continuing through leads into the kitchen, which is well-equipped with plenty of storage top and bottom. The single bathroom within the property can be found off of this space. Also leading off of there is a staircase which leads upstairs into the master bedroom, which is a very large space. This also has its own private terrace which truly make the most of those stunning views.

This property is on mains drainage.

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