

# Sierro

## Village House / Casa de Pueblo

€89,995

Ref: A849



4



2



61 m<sup>2</sup>



183 m<sup>2</sup>



✓



Consumption  
E - 160kW

Emissions  
E - 34kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



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Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
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## Property Purchase Expenses

Property price .....	€89,995 (£77,585)
Transfer tax 7% .....	€6,300 (£5,431)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

IBI property tax .....	€48.88 per annum
Refuse fees .....	€215.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€6,000 (£5,172)
Final Payment of 90% on completion ...	€80,996 (£69,826)

\* 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 wonderful, traditional, village house located in the stunning hillside village of Sierro, which has a number of shops, bars and restaurants and is located within a 10-minute drive of the town of Purchena for further amenities. The property is set over 3 floors, with a total of 4 bedrooms and 2 bathrooms, as well as boasting some fantastic views of the village and castle.

The property is accessed from a typical, narrow Spanish street, with this entering the ground floor into the hallway. Also on this floor is a reasonable sized dining room and a very traditional kitchen, with plenty of storage space and most appliances and a bathroom. Heading upstairs leads to the main living space as well as three of the bedrooms, one with dressing room, as well as a large family bathroom.

Continuing up leads to the third floor with independent access from outside, which could potentially make it a separate apartment. This has a bedroom, small kitchen, living space, toilet room and a storage space.

The house is fitted with solar energy panels which create enough power to supply the house all year round.