

# Oria

## Cortijo/Finca

€125,000

Ref: A959



3



1



4,492 m<sup>2</sup>



208 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 224kW

Emissions  
E - 48kg

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## Property Purchase Expenses

Property price .....	€125,000 (£105,110)
Transfer tax 7% .....	€8,750 (£7,358)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,261)

## Fees and Taxes

IBI property tax .....	€285.80 per annum
Refuse fees .....	€43.12 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,523)
Remainder of deposit to 10% .....	€9,500 (£7,988)
Final Payment of 90% on completion ...	€112,500 (£94,599)

\* 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 charming and characterful, two-storey, detached country home with above-ground plunge pool, large gardens and incredibly impressive, 360° views of the mountains and countryside, situated in a beautiful rural setting in the Arroyo Medina area. This means that the property is around a 5-minute drive to nearby bars and restaurants, 15-minute drive to the nearby village of Oria or 25 minutes to the bustling market town of Albox where you will find most amenities. It is located about an hour from the coast.

Although the property has been designed in a very traditional manner, this property is a relatively new construction but was designed to keep a more rustic manner. Access is farmac the entire way, with a driveway leading through the gardens to the house and immense double garage. The garden wraps around one side of the property into a further garden space towards the back of the property. The plunge pool is located to the front of the property and is included with the purchase.

Heading inside through the main entrance leads into an entrance hallway that runs down the side of the property directly into the kitchen, located at the back of the property. Directly to your right upon entering is the main living room, a very large space with room to be converted into a lounge-diner if preferred. The hallway then runs directly into a dining space, with the main family bathroom being located just off of this, equipped with both shower and bathtub. The kitchen is very well equipped offering abundant wall and base units and most appliances.

The upstairs of the property consists of the sleeping accommodation, totalling three double bedrooms and a WC/cloakroom. The two guest bedrooms are of almost equal sizes, with enough space for double bed or two singles as well as some storage. The master bedroom is an incredibly vast room offering ample space and plenty of room for storage, as well as getting the additional benefit of large double doors leading out onto a terrace. Also located on this floor is an enclosed section of terrace used as a further reception room and also leading out onto the same, vast terrace as the master bedroom. In addition to the terrace, there is a roof solarium covering the entire upstairs of the property where you will find a solar energy system that could power the house, although it is connected to mains electricity.

A truly unique property in a very beautiful, rural area!

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