

# Turre Villa

€925,000

Ref: B1498



5



5



1.50 hectares



600 m<sup>2</sup>



✓



✓



20 min.



Consumption  
E - 155kW

Emissions  
F - 39kg



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## Property Purchase Expenses

Property price .....	€925,000 (£772,542)
Transfer tax 7% .....	€64,750 (£54,078)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,253)

## Fees and Taxes

IBI property tax .....	€87.88 per annum
Refuse fees .....	€147.12 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,506)
Remainder of deposit to 10% .....	€89,500 (£74,749)
Final Payment of 90% on completion ...	€832,500 (£695,287)

\* 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 REDUCTION

Wow, wow, wow. This is the only way to describe this stunning executive private villa.

This is surely one of the best and most well appointed houses in the whole of the area and comes quite literally with all of the bells and whistles that you would expect from a family home of this stature.

The driveway to this magnificent property is directly leading from the main Turre to Los Gallardos road and immediately upon entry through the one of two sets of ornate electrically operated entrance gates into the well maintained and manicured gardens it is clear that this villa is something really rather special.

The arched driveway leads around to a large covered car port with enough space for several cars and adjacent to this is the main detached garage with a large room attached which could easily be converted into an ideal granny annex with the possibility of a further two bedrooms and two bathrooms, if the current house with all of its 5 bedrooms is not large enough in its current guise. Also from this area there is a gateway that bring you firstly into a high quality salt water swimming pool area with all of its well stocked gardens and shaded areas that are achieved by the clever use of all of the mature palm trees and in this part of the ample gardens you will also find two separate rooms one of which is set up as a summer outside kitchen along with a barbecue and the other which currently being used as a chill out lounge with lots of comfy seating where you can sit and take that afternoon siesta.

In total the property has four private terraces in additon to the swimming pool terrace.

The main body of the house contains five bedrooms, all with fitted wardrobes and en-suite bathrooms also three of which have private dressing rooms with all of the fixtures, fittings and doors using only the highest of quality materials which of course continues throughout the house.

There is a cosy lounge room which doubles up currently as an office with views out from the windows overlooking the gardens and the distant mountains and from here there is a central hallway that runs through the length of the house which leads to the stunning kitchen with ample storage cupboard space and a large wrap around granite work surface and also adjacent to this lovely space you will find the dining room, a circular food preparation room and a large laundry room.

On the upper level of the property there is a fabulous private suite with a stunning bathroom lounge room and bedroom again all gaining from those views of the local surrounding ground which encompass the villa.

This villa comes with full central heating, which is oil fired and because the house was designed by a well renowned local architect, this fabulous villa is definitely a one off and must really be seen to be appreciated.

The vendor of the property is currently in the process of obtaining an AFO.

They are also open to negotiating the selling price to include som...

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