

Cuevas del Almanzora

Villa

€379,950

Ref: B1896



4



4



815 m²



360 m²



✓



✓



10 min.



Consumption
E - 148kW

Emissions
E - 28kg

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Property Purchase Expenses

Property price	€379,950 (£327,555)
Transfer tax 7%	€26,597 (£22,929)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Fees and Taxes

IBI property tax	€713.62 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€34,995 (£30,169)
Final Payment of 90% on completion	€341,955 (£294,799)

* 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

We are proud to bring to the market this lovely modern, beautifully maintained villa with private swimming pool, in the area of Burjulu, near Cuevas del Almanzora. It is a stunning detached house with four bedrooms and four bathrooms.

The plot which the house sits on is fully walled and gated and is accessed via an electric gate. This will take you in to the large front area of the property which is terraced for easy maintenance and where there is ample parking for two cars and a large garage area which has space for a further three cars.

Here you will also find the private swimming pool, surrounded by the aforementioned terrace ideal for soaking up the sunshine and also for al fresco dining. This area boasts lovely mountain, distant sea and countryside views.

Walking around the terrace towards the rear of the property you are taken to a private area with a lovely feature sunken area that has seating and a table. There is also a small grassed area again with seating. Ideal for Spanish outdoor living.

Returning to the front of the property, four steps will take you to the front porch area, again ideal for sitting outside and enjoying the ambient temperature this area offers and also gives access to the front door.

You are now in the hallway.

With doors off leading you are taken to the large open plan area, comprising of open plan lounge, dining space and kitchen.

The dining area is lovely, bright and light thanks to the double glass patio doors leading out from the dining area to the front porch and overlooking the swimming pool.

Returning to the lounge space you still enjoy the feeling of space and light and comfort, with a pellet burner installed for those cooler evenings. Then head towards the kitchen area. This again is an open spacious and bright area thanks to the dual aspect windows. The kitchen is very modern with lots of appliances and a large island and plenty of storage space.

A door from here will lead you to the rear terrace with the sunken seating area.

Returning to the hallway, you can access the first of the double bedrooms, currently being used as a library/office. Double patio doors will again take you to the front porch with pool views.

Next the downstairs bathroom offers a walk in shower, with hand basin and toilet. The room is tiled for easy maintenance and has a window for ventilation.

Finally you will find a useful storage area.

Heading up the stairs, takes you a family bathroom, with bath tub and overhead shower, toilet and hand basin with vanity unit. Again it offers a window for ventilation and is tiled for easy maintenance.

From here you enter the second large double bedroom with fitted glass wardrobes and sliding glass doors out to a small terrace. This offers lovely views of the surrounding area.

Here you will find the third bathroom, again with walk in shower, jack and jill sink unit and toilet, again offering a window for ventilation and tiled for easy maintenance. ...