

# Bedar Villa

€399,000

Ref: B2075



3



2.5



2.12 hectares



155 m<sup>2</sup>



✓



20 min.



✓



Consumption  
E - 133kW

Emissions  
D - 25kg

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**Ref: B2075 — <https://www.spanishpropertychoice.com/B2075>**

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €399,000 (£331,920) |
| Transfer tax 7% .....           | €27,930 (£23,234)   |
| Notary fees (approx) .....      | €750 (£624)         |
| Land registry fees (approx) ... | €750 (£624)         |
| Legal fees (approx) .....       | €1,500 (£1,248)     |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| IBI property tax ..... | €456.08 per annum |
| Refuse fees .....      | €47.36 per annum  |

## Standard form of payment

|  |                     |
|--|---------------------|
| Reservation deposit .....              | €3,000 (£2,496)     |
| Remainder of deposit to 10% .....      | €36,900 (£30,696)   |
| Final Payment of 90% on completion ... | €359,100 (£298,728) |

\* 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

A superb hillside villa located not far from the whitewashed town of Bedar which offers scenic hillside views, great restaurants and bars and just a short 20 minute drive to the nearest coastal resorts of Garrucha, Vera Playa & Mojacar.

The property is accessed via a tarmac lane that leads up to the private gated entrance. The sliding gate opens down to a private driveway where there is off road parking for several vehicles.

Entering through a traditional set of wooden doors into the private grounds you are greeted by a wonderful open space, private swimming pool, terraces and landscaped gardens with raised plant beds.

The detached property is east facing, meaning it enjoys spectacular mountain and distant sea views.

Entering the property via a full walled courtyard you will find an open plan, bright and airy living area.

A full size dining table is placed alongside 2 sets of patio doors leading out onto terraces.

The living room is a great space with tall ceilings, a feature fireplace and access onto a very large raised terrace which is ideal for an entertaining area and dining al fresco.

Continuing from the living space is a toilet with sink basin.

An archway leads you to the kitchen.

The fully fitted kitchen has traditional style wooden cabinets and offers ample storage with both wall and base units.

It is a light space thanks to the windows and offers the normal white goods, oven, hob, washing machine, fridge/freezer and microwave.

In addition there is a separate utility and storage room.

The internal stairs lead down to the sleeping area with direct access out to the swimming pool terrace.

There are 2 double guest bedrooms, both with fitted wardrobes and easy access to the family bathroom.

The master bedroom has a full wall of built in wardrobes, en suite bathroom and private patio doors to the pool.

The property comes with many additional features including full central heating, netting on the windows and doors as well as ample storage.

Contact us today to arrange a viewing.

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