

# Vera Villa

€340,000

Ref: B2172



5



3



510 m<sup>2</sup>



224 m<sup>2</sup>



✓



✓



15 min.



Consumption  
E - 169kW

Emissions  
E - 32kg



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## Property Purchase Expenses

Property price .....	€340,000 (£290,625)
Transfer tax 7% .....	€23,800 (£20,344)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,282)

## Fees and Taxes

IBI property tax .....	€387.30 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,564)
Remainder of deposit to 10% .....	€31,000 (£26,498)
Final Payment of 90% on completion ...	€306,000 (£261,563)

\* 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 charming independent villa, nestled in the picturesque area of La Algarrobina, boasts five spacious bedrooms, three bathrooms, and a generously sized underbuild. The property also features a large private swimming pool, making it an ideal retreat for those seeking both tranquility and convenience. Situated just a short drive from the vibrant town of Vera and a mere 15-minute journey from the coast and several other charming towns, this villa offers the perfect balance between serenity and accessibility.

Approaching the property, you'll find a well-maintained gravel road that provides access to several other detached villas in the vicinity.

The villa exudes a welcoming atmosphere from the moment you arrive. Here's a detailed exploration of this delightful residence.

**Underbuild and Bedroom Space:** Previously used as a garage, an entrance driveway grants access to the expansive underground garage/underbuild. At present, the owner has erected a wall, which does prevent vehicle access, however, there remains parking within the grounds in the form of a carport. What is now the underbuild is still generously proportioned, offering ample room for additional storage. A doorway from this space leads into a room currently utilized as a bedroom. Natural light and air conditioning make this a comfortable space.

**Entrance Hallway:** You can access the hallway area via a door from the garage space and up a flight of stairs, or you can access it from the main front door, which is ground level. This area serves as the central hub of the home, providing access to various parts of the villa.

**Lounge Area:** This is a light, bright and airy room, thanks to the dual aspect patio doors leading out to the terrace area and a further large window to the side.

**Kitchen:** The well-appointed kitchen is adjacent to the hallway. It features ample storage, ample work surfaces, and room for a dining table and chairs. This is the heart of the home where culinary creations come to life.

**Bedroom on the Main Floor:** The main floor accommodates a generously proportioned double bedroom, complete with a large fitted wardrobe area.

There is also a family bathroom here with a bathtub and overhead shower.

**Second Floor:** Ascending the stairs, you'll reach the second floor, where the primary bedroom awaits. This spacious, well-lit room includes fitted wardrobes and an en-suite bathroom, featuring a shower.

The second and third bedrooms on this floor also offer ample space, making it an ideal setting for family or guests.

There is a further family bathroom on this floor, offering a bathtub and overhead shower, in addition to a separate shower.

**Solarium:** The villa's rooftop solarium, accessible via a spiral staircase, offers panoramic views of the surrounding countryside and even provides glimpses of the sea in the distance. This is the perfect spot to soak in the sun, enjoy a refreshing drink, or simply savor the beauty of the surroundings.

Location Advan...

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