

Alfaix Villa

€375,000

Ref: B2179



4



3



784 m²



316 m²



✓



15 min.



✓



Consumption
D - 79kW

Emissions
C - 15kg

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Ref: B2179 — <https://www.spanishpropertychoice.com/B2179>

Property Purchase Expenses

Property price	€375,000 (£319,380)
Transfer tax 7%	€26,250 (£22,357)
Notary fees (approx)	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx)	€1,500 (£1,278)

Fees and Taxes

IBI property tax	€470.53 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,555)
Remainder of deposit to 10%	€34,500 (£29,383)
Final Payment of 90% on completion ...	€337,500 (£287,442)

* 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

RECENTLY REDUCED

This superb four bedroom, three bathroom detached villa is located in the small hamlet of Alfaix. A tranquil setting with a local bar, restaurant and supermarket within walking distance and the coastal resort of Mojacar is only a 15-minute drive.

With easy direct access from the motorway, the house has a lovely approach through the local orange and lemon fields.

With a gated driveway, the home comes with off road parking and a private garage for one vehicle, direct access into the house offers ease for offloading shopping etc.

To the front there is a small garden and a cement patio, ideal for animals or creating a beautiful shaded entertaining area.

As you enter the property you are greeted by a large open reception, your attention is immediately drawn to the open view of the full central staircase which links all 4 levels together.

On the first initial level there is the fully fitted kitchen with utility room and pantry. A back door allows access directly to the gardens. On the other side of the hallway there is the first double bedroom and shower room.

On the upper floor is the primary bedroom, walk in closet and en suite. Glass patio doors frame the spectacular mountain and countryside views and open onto a private terrace.

The middle floor is the main living room, a spacious open style room divided into a study, lounge with patio doors and fireplace and formal dining room. There is a family size shower room just by the staircase.

On the ground floor there is a large under build with external and internal access. This space offers an at home gymnasium and storage area, single bedroom and large living space with fourth bedroom.

To the rear of this unique home is the main terrace, an elevated area which boasts picturesque views and offers a beautiful dining area. Just below is the garden, large enough for a private swimming pool or the ideal grounds for a keen gardener.

The owner is currently in the process of amending the m2 of the plot, this will be corrected in time for selling the property.

If you would like more information about this property or to arrange a viewing, please contact Spanish Property Choice on 0034 950 615 388