

# Turre

Duplex/Townhouse / Casa adosada

€139,950

Ref: B2264

RESERVED



3



2



99 m<sup>2</sup>



✓



11 min.



✓



✓



Consumption  
G - 189kW

Emissions  
F - 36kg



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Ref: B2264 — <https://www.spanishpropertychoice.com/B2264>

## Property Purchase Expenses

Property price .....	€139,950 (£116,722)
Transfer tax 7% .....	€9,797 (£8,171)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,251)

## Fees and Taxes

Communal fees .....	€60.18 per month
IBI property tax .....	€220.00 per annum
Refuse fees .....	€154.20 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,502)
Remainder of deposit to 10% .....	€10,995 (£9,170)
Final Payment of 90% on completion ...	€125,955 (£105,050)

\* 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

\*\*\*RESERVED- JANUARY 2024\*\*\*

Charming end position 3 bedroom, 2 bathroom townhouse located in the heart of a picturesque Spanish town, offering a perfect blend of traditional character and modern comfort.

The home is ideal for town living whilst being on a tranquil community with gardens, communal swimming pool and 2 underground parking spaces included in the sale price. Just a short walk into the town square offers easy access to all amenities including bars, shops, restaurants, supermarkets and banks etc.

This beautifully presented property boasts direct ramp access from the street and into a bright and airy entrance hallway. The main lounge has a feature pellet burner and patio doors that lead out onto a private terrace with storage and overlooking the communal gardens.

The fully fitted kitchen comes with an abundant amount of floor and wall cabinets with black stone work surfaces, modern electrical appliances and a door into a sun room which can be used as a separate dining room. From here you can access the terrace and communal areas.

On the ground floor is the first double bedroom with built in wardrobes and a family shower room.

A wide internal staircase leads to the first floor, here is the second double bedroom with fitted wardrobes and a beautiful walk in shower room.

The primary bedroom is an excellent size, with ample storage cupboards and a private terrace which boasts picturesque views over the town of Turre and surrounding countryside.

A key turn ready property in an ideal location!

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