

La Hoya (La Hoya)

Villa

€330,000

Ref: E188



4



3



5,000 m²



240 m²



✓



✓



✓



Consumption
B - 42kW

Emissions
B - 8kg

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Property Purchase Expenses

Property price	€330,000 (£284,493)
Transfer tax 10%	€33,000 (£28,449)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€30,000 (£25,863)
Final Payment of 90% on completion ...	€297,000 (£256,044)

* 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

In collaboration with our Spanish partners, we have the pleasure to bring you the opportunity to buy an ultra modern new build villa located in La Hoya near Lorca.

La Hoya is just a short 10 minute drive from the bustling town of Lorca, where you will find all amenities including a train station, supermarkets, wonderful shopping centre, cinema, golf courses and much more.

The local coastal resort of Aguilas is a 20 minute drive and this offers a beautiful coastline with promenade, harbours and excellent all year round amenities.

This villa offers 4 bedroom and 3 bathrooms and sits on a fully fenced plot of 5,000m2 with garden area and a 4x8m2 swimming pool.

Outside area:

Plot of 5000m2, fully fenced. Front part with a 1.80 meter wall and finished with tile.

Side and back with 2.0 meter high wire mesh.

Garden area, with layed to gravel, placement of new trees, drip irrigation with automatic system.

A 4x8m2 pool with Roman-style steps, which includes artificial grass around and exterior concrete walls for greater privacy.

The 30-meter terrace in the upper part of the house.

The villa offers several areas to sit and enjoy the ambient temperature, with some being undercover.

Ideal for enjoying al fresco living and dining.

Interior area:

240m2 villa, distributed in:

4 bedrooms

3 fully fitted bathrooms (one of these is an en-suite)

Kitchen furnished and equipped with appliances

Laundry/Utility Room

Living room with pool and garden views

Large porch

Modern line finishes in white and grey

Dressing room

Outlets provided with USB, pre-installation of A/C and heating

**Contact us on 34 950 615 388 to arrange a viewing.