

# Lorca Villa

€280,000

Ref: E190



4



3



2.00 hectares



232 m<sup>2</sup>



✓



✓



Consumption  
Applied for

Emissions  
B

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## Property Purchase Expenses

Property price .....	€280,000 (£236,006)
Transfer tax 10% .....	€28,000 (£23,601)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,529)
Remainder of deposit to 10% .....	€25,000 (£21,072)
Final Payment of 90% on completion ...	€252,000 (£212,406)

\* 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 a spectacular new build villa located on a pine forest mountain of Fontanares in the Murcia region.

Located 40-minutes 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 1 hour 15-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 plot size of 20,000m<sup>2</sup>. Given the altitude at which it is located, from its large terrace you can enjoy the best views of the mountains, as well as picture perfect sunsets.

Outside area:

Very spacious front porch  
Swimming pool 8m x 4m size (construction and installation included in the price)  
Rustic Spanish traditional style finish

Interior area:

Bright kitchen furnished and equipped with appliances  
Walnut interior carpentry  
Laundry/Utility room  
Spacious 50m<sup>2</sup> living room with a built-in fireplace  
Built-in wardrobes  
Built-in showers base  
Outlets provided with USB, pre-installation of A/C and heating

\*\*Contact us to arrange a viewing.

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