

# Velez Rubio

Villa

€139,995

Ref: E245



2



1



5,347 m<sup>2</sup>



113 m<sup>2</sup>



✓



Consumption  
E - 245kW

Emissions  
G - 219kg

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Ref: E245 — <https://www.spanishpropertychoice.com/E245>

## Property Purchase Expenses

Property price .....	€139,995 (£116,231)
Transfer tax 7% .....	€9,800 (£8,136)
Notary fees (approx) .....	€750 (£623)
Land registry fees (approx) ...	€750 (£623)
Legal fees (approx) .....	€1,500 (£1,245)

## Fees and Taxes

IBI property tax .....	€42.78 per annum
Refuse fees .....	€61.68 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,491)
Remainder of deposit to 10% .....	€11,000 (£9,132)
Final Payment of 90% on completion ...	€125,996 (£104,608)

\* 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 Collaborator It is our pleasure to share a villa for sale for €139,995 centrally based on the edge of Velez Rubio, a short 2-minute drive or a short walk, accessed fully by tarmacked roads.

This 2 double bedroomed home, offers 113m<sup>2</sup> of build space set within land of 5347m<sup>2</sup>.

The villa benefits from new UVPC windows, with fly nets and regs, a replaced kitchen with brick-built storage areas under marble worktops- a modern twist on the traditional Andalusian style.

The gardens are to the south of the villa, would be a gardens haven. The gardens are mainly fenced, with separated areas (with licences). These would be a real benefit if you have young children or would simply like to create different themed terrace zones. They are also suitable for keeping animals in, maybe you've always wanted chickens and make the most of your own fresh eggs.

There are further fields to the east of the villa, mainly flat and have Olive & Almond trees and also a couple of fig trees. The property was registered as an Olive farm between 2012 & 2016. We also note there is a bolsa to the west, currently empty, however can be filled to assist with the land's irrigation.

In front of the property there are 3 fitted awnings, providing much needed shade during the summer months. The gardens to the entrance and front of the house are also flat. The entrance of the villa is enclosed with fencing and double gates. The front drive offers ample parking.

Let's explore the villa, we enter through the front door- that also has fly free screen doors fitted, into the kitchen. There is a large log burner in the centre of the back wall with feature chimney surround, newly fitted combination boiler, fitted marble worktop with new sink to the left, with brick-built storage areas underneath. There is additional storage to the right that has been finished with a marble worktop. A South facing window gives the kitchen plenty of light. The ceilings throughout the whole villa are high adding to the spacious feeling.

To the left of the kitchen, there is bedroom 2, and the bathroom leads off from here.

The toilet and sink have recently been replaced- the circle sink being placed on a bespoke wooden shelf. We have a walk-in shower and UVPC west facing window. Bedroom 2 has a UVPC South facing window, with fly screening.

To the right of the kitchen, we head to lounge, with a south facing UVPC window

The main bedroom leads off from the lounge. We have a large, fitted wardrobe, south facing UVPC window. There is also an original chimney with wooden beam mantal that could be reinstated for use.

Heading back out to the garden, to the east side of the home, there is a converted outbuilding. This room has recently had new floor tiles, has electric and water pipes ready for connection. This room could provide an additional self-contained bedroom/living space (subject to licences).

This prope...