

Oria

Cortijo/Finca

€199,500

Ref: E263



3



2



1,295 m²



304 m²



✓



✓



✓



Consumption
E - 282kW

Emissions
E - 60kg



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Property Purchase Expenses

Property price	€199,500 (£170,313)
Transfer tax 7%	€13,965 (£11,922)
Notary fees (approx)	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx)	€1,500 (£1,281)

Fees and Taxes

IBI property tax	€487.13 per annum
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Standard form of payment

Reservation deposit	€3,000 (£2,561)
Remainder of deposit to 10%	€16,950 (£14,470)
Final Payment of 90% on completion	€179,550 (£153,282)

* 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 are delighted to share this very well-presented property in the tranquil hamlet of Los Alamos near Oria, for sale at 199,500

Key Features

Detached farmhouse with 3 double ground floor bedrooms – this property is unique in so many ways, it has been totally restored with love and so much thought. The current owners have kept some original features to maintain the heritage whilst adding their own modern twists, including wood beamed concave ceilings on the ground floor.

Large first floor lounge (10x4m2) with access to a private terrace and Juliette balcony, fitted log burner in enclosed surround

Build offering 304m2 with land of 1295m2 mainly fenced with private driveway, parking for 4-5 cars and a garage with power and UVPC window

Landscaped gardens including different patio areas, with a Labyrinth circle and established plant beds. Laid with pathways and stones for easy maintenance.

Bespoke built fully fitted kitchen with walk in pantry on the first floor with additional kitchen on the ground floor

Separate dining room with log burner

A 'Sitoutary' a large additional living room, with picture perfect view windows, sliding doors, log burner and built in seating areas

Would make a perfect family home, or due to the current layout could offer a BNB/Annex opportunity (subject to licences)

The property is set within a very friendly, artisan hamlet with its own church, there is a local fiesta in May and the locals all congregate at the church to see the New Year in together. The hamlet has regular bread van deliveries, a local cheese producer and so much more... Whilst being close to the historical town of Oria offering all your amenities, with Chirivel, Velez Rubio and Albox a short drive away.

Let's explore this property:

We enter by its own driveway leading up to the home, the drive is pretty and inviting having raised flower beds to each side. There is plenty of space at the front of the house for 4-5 cars and has a garage, with a mezzanine for additional storage, to the right-hand side. The gardens open up on the left-hand side instantly drawing us to the Labyrinth circle- could also be a great base for an above ground pool.

Entering the house into the entrance hallway through the UVPC door, we have the family bathroom to the left, with access to the properties own well – which could offer off grid water supply, master bedroom in front and two further double bedrooms with ground floor kitchen to the right. This is the first very interesting feature as this part of the house could offer an annex or BNB opportunities as also boasts a lounge and further bathroom with walk in shower.

The ground floor kitchen is fully fitted with wall and floor cupboards, shelving, separate boiler, range cooker, external door leading to the driveway with a UVPC window to the west. The annex is fitted with central heating - wall fitted oil filled radiators throughout.

Heading back to the Mast...

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