

# Triana Villa

€199,000

Ref: K19736



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## Property Purchase Expenses

Property price .....	€199,000 (£166,981)
Transfer tax 7% .....	€13,930 (£11,689)
Notary fees (approx) .....	€750 (£629)
Land registry fees (approx) ...	€750 (£629)
Legal fees (approx) .....	€1,500 (£1,259)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,517)
Remainder of deposit to 10% .....	€16,900 (£14,181)
Final Payment of 90% on completion ....	€179,100 (£150,283)

\* 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

Beautiful detached house in quiet area with many original features. In earlier days this was a bodega, in the basement the old wine barrels and the antique grape press are still kept and can still be used! The entrance gives access to a spacious terrace with beautiful views to the surrounding area, mountains all around in a wide perspective. The landscape is not disturbed with buildings, but you can see the nearby village, where you find all amenities. From the terrace you enter the living room with a fireplace. This is the antique part of the house with the original, antique windows, shutters, doors and beams. From the living room you can oversee the terrace and the landscape. The living room has an open connection with a very spacious, fully-fitted kitchen. Next to the other side of the living room there is one good sized bedroom. There is staircase that leads to a bedroom and bathroom downstairs. From the corridor you reach the terrace of the basement. From the kitchen you enter in another corridor at the back, where you find another spacious bedroom, also with the original doors. The corridor gives access to the swimming pool in a private corner of the property. From there a staircase leads to another terrace with a room on top. This room is used for storage now, but could be easily changed into a 4th bedroom. These kind of properties - well situated in an ideal location, only a 15 minute drive from the beach - are rare to find.

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