

# Los Montesinos Villa

€425,000

Ref: V20495



3



2



213 m<sup>2</sup>



135 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€425,000 (£354,684)
Transfer tax 10% .....	€42,500 (£35,468)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,252)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,504)
Remainder of deposit to 10% .....	€39,500 (£32,965)
Final Payment of 90% on completion ...	€382,500 (£319,215)

\* 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

This As New South Facing, Three Bedroom Detached Villa in La Herrada, Los Montesinos is located within a 5 minutes walk of amenities and facilities on the urbanization itself, and just a 15 minutes drive from the beach. The villa features two shower rooms, one cloakroom, and an open-plan kitchen. The huge rooftop solarium offers stunning lake views. Additional features include electric shutters, air conditioning throughout, and fitted wardrobes in all three bedrooms, with two bedrooms having en suite bathrooms. Outside, the property boasts a private tiled and astro-turfed garden, a private 6.5x3 pool, and a shaded patio area next to the pool, perfect for relaxation. Off-road parking is available, and two of the bedrooms lead out to a nicely sized shaded terrace with slight lake views on the first floor. Located in Costa Blanca South, this modern villa, built in 2021, offers quality finishes, a 135m2 build size on a 213m2 plot, and has no community fees.

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