

# Comares Cortijo/Finca

€138,000

Ref: X22157



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778 m<sup>2</sup>



161 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€138,000 (£119,260)
Transfer tax 7% .....	€9,660 (£8,348)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€10,800 (£9,333)
Final Payment of 90% on completion ....	€124,200 (£107,334)

\* 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**

Charming country house for sale in Comares, located in the quiet area of Llano de Almendras. This unique property offers a perfect combination of comfort and rustic charm, ideal for those looking for a rural lifestyle. The house has 4 spacious bedrooms and 2 cosy lounges, one of them equipped with a fireplace, providing a warm and cosy atmosphere for the cooler evenings. Outside, the house has a beautiful porch, perfect for enjoying evenings outdoors, reading a good book or simply relaxing while taking in the scenery. The panoramic views of the countryside are breathtaking and offer a peaceful and tranquil setting that is hard to find elsewhere. In addition, the property includes a stable and hayloft, making it an ideal choice for animal lovers or those interested in agricultural life. These additional spaces offer great versatility, from caring for horses to storing tools or farm produce. The combination of comfortable and functional interior spaces, together with the spacious outdoor areas, make this house a true haven in the heart of nature. Located in a privileged rural setting, this is a unique opportunity to live surrounded by nature and tranquillity, without renouncing modern comforts. Don't miss this opportunity to turn this charming country house in Comares into your new home! We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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