

# Los Gallardos Villa

€695,000

Ref: A090



4



3



2.00 hectares



323 m<sup>2</sup>



✓



✓



15 min.



Consumption  
E - 157kW

Emissions  
E - 39kg



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## Property Purchase Expenses

Property price .....	€695,000 (£599,507)
Transfer tax 7% .....	€48,650 (£41,965)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,588)
Remainder of deposit to 10% .....	€66,500 (£57,363)
Final Payment of 90% on completion ....	€625,500 (£539,556)

\* 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 is truly a magnificent villa in a stunning location on a private gated community of several other like properties that is only 15 minutes from the coast of Mojacar with all amenities including bars, restaurants, shops, banks and six and a half kilometers of sandy beaches that will keep everyone happy and occupied.

The villa is only 12 years old and comes with has spectacular views across the valley right out to the lovely Mediterranean Sea and also the local golf resort of Valle de Este which can be reached within 10 minutes and the breath taking mountains of Cabrera.

Standing on a large plot of land of over 20,000m<sup>2</sup> this home has the added benefit of a spectacular individually designed "Pebble Tech" swimming pool with its own water fall, jacuzzi seating and shallow walk in area which is ideal for younger children and there are over 3,000m<sup>2</sup> of landscaped gardens that surround the villa.

As you approach this home of distinction there is a large sweeping driveway into the beautiful garden and terrace areas several of which are covered over to give welcome shade from the all year round sunshine.

As you enter the property there is a large kitchen which has been designed and fitted to a very high standard with granite work surfaces and a solid granite central island with central extractor fan & cooker along with a breakfast area and a free standing log burning fire.

There is an office/ bedroom with patio doors out onto a terrace and a spacious split level lounge / dining area that has a feature log burning fire and patio doors out onto one of the many terraced areas with truly stunning views of the surrounding areas of open countryside.

The first double bedroom on the ground floor has patio doors out onto another terraced area which is adjacent to the swimming pool area. There is a family bathroom which also has its own independent shower and this bathroom also comes with a marble vanity unit.

The second double bedroom has patio doors again out onto the patio and pool area that is located on the south side of the house

The third bedroom is located on the upper level and has access out onto the large roof solarium and is equipped with a walk in wardrobe.

The large master bedroom is spectacular, having its own en suite shower room with feature Jacuzzi bath, glass sink and beautiful picturesque patio doors which open out onto the wrap around roof solarium and terraces which has fantastic views out to Mojacar, Valle del Este golf course and the Cabrera Mountains.

There is a large underbuild below this large villa which is currently set up as a well established and very profitable cat hotel and boutique which has 13 individual cat suites with each suite having its own theme such as "The Garden room" along with "The Under the Sea room" and many others which can house a maximum of 22 cats.

Also in the underbuild there is a very large garage which could house several cars and which houses the water purification and st...

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