

# Seron

## Village House / Casa de Pueblo

€84,995

Ref: A1001



3



2



64 m<sup>2</sup>



191 m<sup>2</sup>



✓



✓



Consumption  
E - 139kW

Emissions  
D - 25kg

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**Ref: A1001 — <https://www.spanishpropertychoice.com/A1001>**

### **Property Purchase Expenses**

Property price .....	€84,995 (£71,498)
Transfer tax 7% .....	€5,950 (£5,005)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,262)

### **Fees and Taxes**

IBI property tax .....	€225.00 per annum
Refuse fees .....	€148.28 per annum

### **Standard form of payment**

Reservation deposit .....	€3,000 (£2,524)
Remainder of deposit to 10% .....	€5,500 (£4,626)
Final Payment of 90% on completion ...	€76,496 (£64,348)

\* 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**

Dream rustic end of terrace village house with stunning views of the Sierra de los Filabres and integral garage. The house is located in the main street of Seron, near the Grand Nasrid Castle. The property has 3 floors and has 3 bedrooms and 1.5 bathrooms.

On entering the property, there is a changing room currently being used as an office. On the first floor, you will find the kitchen with a pantry the main bathroom, a small dining room 3 bedrooms, one of which has an en-suite bathroom. Two of the three bedrooms have small balconies with views of the town and mountains. On the second floor you will find the impressive living room with a pellet burner which runs the heating system. From the dining room you can access the large terrace with stunning views that will take your breath away. Also on this floor, there is a small room currently being used as an office.

This house is being sold fully furnished. Contact today for a viewing!

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