

Albox Villa

€259,950

Ref: A1264



5



3



2,942 m²



229 m²



✓



✓



✓



Consumption
E - 194kW

Emissions
E - 37kg

Tel: +34 950 615 388
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	€259,950 (£222,122)
Transfer tax 7%	€18,197 (£15,549)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,282)

Fees and Taxes

IBI property tax	€470.32 per annum
Refuse fees	€133.44 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,563)
Remainder of deposit to 10%	€22,995 (£19,649)
Final Payment of 90% on completion	€233,955 (£199,910)

* 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

A unique opportunity to purchase a beautiful detached 3 bedroom villa with an independent 2 bedroom wooden cabin, ideal for visiting family and friends or even a rental income.

The home is set within its own private plot of land just 4 minutes drive from the bustling market town of Albox and the small quaint village of Almanzora.

The land is accessed via electric gates and there is plenty of open driveway for parking as well as the foundations for a car port. There is also a detached storage room which could be used as a garage or a separate workshop etc.

The villa consists of a spacious living and dining room, featuring patio doors that lead out into the south facing netted terrace and views over the landscaped gardens.

The fully fitted kitchen has a centre island and ample base and wall storage cabinets. There is access directly to the gardens and parking area, ideal for offloading shopping and serving food and drinks to the pool area.

Just outside of the kitchen is an above ground swimming pool which offers the perfect place to enjoy the all year round sunshine and excellent mountain views.

On the lower level of the land, with its own gardens is the detached wooden cabin style casita, which had been fully registered and boasts an open plan lounge, kitchen and dining area.

There are 2 very spacious bedrooms and a shared shower room.

This is ideal for visiting family and friends or alternatively as a rental income.

Contact us to arrange a viewing.