

# Cantoria

## Village House / Casa de Pueblo

€109,000

Ref: A1363

RESERVED



3



1.5



133 m²



162 m²



✓



Consumption  
E - 135kW

Emissions  
D - 27kg



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## Property Purchase Expenses

Property price .....	€109,000 (£93,364)
Transfer tax 7% .....	€7,630 (£6,535)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,285)

## Fees and Taxes

IBI property tax .....	€249.56 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,570)
Remainder of deposit to 10% .....	€7,900 (£6,767)
Final Payment of 90% on completion ....	€98,100 (£84,028)

\* 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

\*\*\*RESERVED FEBRUARY 2024\*\*\*

Exclusive to Spanish Property Choice.

We are delighted to be able to offer you the opportunity to purchase this beautifully renovated 3-bedroom, 1.5-bathroom village house within walking distance of shops, bars, etc. So if you are looking for a lovely property right in the heart of a village, then this property in Cantoria is the one for you!

Cantoria is a municipality in Almeria province in the autonomous community of Andalucia, Spain. It has a population of nearly 4,000 inhabitants.

Located on a pretty street, this well-maintained large property of 162 m2 consists of an inviting hallway, 3 bedrooms, 1.5 bathrooms, a spacious living room, a dining room, and a modern fully fitted kitchen. The property also has a utility area, a private courtyard and two first-floor terraces providing views of the surrounding area.

Entrance into the property leads directly from the street and into an inviting hallway.

To the right of the hallway is the first bedroom, which is a good size and is currently being used as an additional living room.

The main living area is located at the end of the hallway. This living space is a good size, with a feature log-burning fire providing warmth during the cooler months.

The beautifully presented dining room is accessed via an archway from the main living area. It has been decorated and furnished in a modern, contemporary style.

Heading on through the dining room leads to the fully equipped kitchen. Finished to a high standard with a good range of wall and base units, all appliances, and an air conditioning unit for climate control. A door from here leads to a utility area where the washing machine and log store area are located. There is also access to a private courtyard, perfect for enjoying alfresco living and dining.

Heading back into the living room, a door leads to the family bathroom. This is a good size, with a corner bath tub, a walk-in shower cubicle finished with modern glass bricks, a hand basin and a toilet. The bathroom has been tiled for easy maintenance.

Another door, adjacent to the fireplace in the living room, opens to the staircase that leads up to the first floor and to the two additional bedrooms. The master bedroom with an en suite toilet is a good-sized room with plenty of space for additional bedroom furniture and has an air conditioning unit for climate control. A glass door provides access to two private terraces, perfect for enjoying a morning cup of coffee while taking in the views of the village.

The on-suite, consisting of a toilet and a hand basin, complements this area and is fully tiled for easy maintenance.

The second bedroom is also a good-sized room, with sufficient space for free standing bedroom furniture.

The property is offered fully furnished.

This is a lovely 3-bedroom, 1.5-bathroom village house located in a perfect position, within walking distance to the local shops, bars and cafés.

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