

Cariatiz Cortijo/Finca

€135,000

Ref: A1366



5



2.5



407 m²



212 m²



✓



30 min.



✓



Consumption
D - 100kW

Emissions
D - 20kg



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Property Purchase Expenses

Property price	€135,000 (£115,243)
Transfer tax 7%	€9,450 (£8,067)
Notary fees (approx)	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx)	€1,500 (£1,280)

Fees and Taxes

IBI property tax	€104.58 per annum
Refuse fees	€199.32 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,561)
Remainder of deposit to 10%	€10,500 (£8,963)
Final Payment of 90% on completion ...	€121,500 (£103,718)

* 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

Spanish Property Choice would like to offer you the opportunity to purchase a large traditional 5 bedroom, 2.5 bathroom semi-detached Cortijo in the hamlet of Los Andreses near Sorbas.

Due to its location, you are within a short drive to Los Gallardos, where you are able to purchase all of your weekly requirements. The village also offers banks, doctors, dentist, a pharmacy and many other amenities, and then a short 10-minute drive to the lovely Mojacar beaches.

Access is via a road, which takes you to a large parking area with room for several cars. A convenient Car Port provides much needed shade for the vehicles during the hot summer months.

There is also a covered log store, and a door leading to a large storage area, which was previously used to house animals.

There is a gated front terraced area which leads to the main entrance of the property.

A door to the left of the terrace leads into another storage area, that can also be accessed via the main kitchen. This could easily be converted into a craft room, exercise area or even a man cave, the possibilities are endless!

The entrance door, in the style of a stable door, will lead you directly into the large living room. An air conditioning unit enables climate control.

From here, and through double wooden doors, takes you to a room that was previously used as a kitchen so is currently fitted with wall units and part tiled, but could be converted to be used as a study, or even an additional ground floor bedroom.

An archway, takes you to another large open area, which was previously used as the dining room and to the right of this leads to the utility room. Located on the corner of the once dining room, is a large fireplace with a wood burning stove, which when lit, helps to warm the whole house warm during the cooler months.

Heading to the left of the dining room, you have a small under stairs storage area on your right and the downstairs bathroom, which is accessed via by two steps. This offers a walk in shower with glass brick screening, a toilet, and a hand basin encased in a vanity unit. The bathroom is half tiled for ease of maintenance

Immediately adjacent to this bathroom, is the guest toilet with a toilet and a hand basin and is also half tiled.

Moving on, you reach the main kitchen. This is modern in style, and spaces in situ for the dishwasher, oven etc. There is a small store room, ideally to be used as a traditional pantry. A door leads to the aforementioned store room and a flight of stairs leads up to the external roof terrace, perfect for enjoying alfresco living and dining whilst enjoying the beautiful views

Returning to the dining space, a staircase provides access up to the first floor where the five bedrooms and second bathroom are situated.

Two of the bedrooms are independent of each other. The third, which is a large room, is sandwiched between the two remaining rooms could be used as a private suite. One of the rooms could be...

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