

Arboleas Villa

€235,000

Ref: A1373

RESERVED



3



2



542 m²



101 m²



✓



✓



30 min.



Consumption
F - 240kW

Emissions
E - 46kg



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Property Purchase Expenses

Property price	€235,000 (£195,504)
Transfer tax 7%	€16,450 (£13,685)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,248)

Fees and Taxes

IBI property tax	€261.22 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,496)
Remainder of deposit to 10%	€20,500 (£17,055)
Final Payment of 90% on completion ...	€211,500 (£175,953)

* 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 OCT 24

Spanish Property Choice is delighted to be able to offer you an opportunity to purchase a beautiful villa situated in the popular area of Arboleas. The property is nestled in La Cueva, which is a small hamlet within walking distance of Arboleas town, where you will find all the amenities that you will need.

This beautifully maintained property of 101 m2 on a plot of 542 m2 consists of a spacious living room, a fully fitted kitchen, 3 bedrooms, 2 bathrooms, a private swimming pool and a well maintained garden and relaxation areas, plus storage buildings.

Access to the property is via a pedestrian gate. A double gate provides access to a driveway covered with a large carport.

There are also two storage buildings, one of which is currently used as a man cave.

The entrance into the property leads into a good-sized kitchen that has a wide range of wall and base units, plus all appliances. A door leads into a spacious living and dining room. Triple-aspect windows and doors allow light to flood in. A log-burning stove provides a warm and cosy room during the winter months, along with an air conditioning unit to help with climate control during the summer.

Patio doors open out to a fully tiled terrace, where the private swimming pool, relaxation and external dining area are situated. Perfect for enjoying alfresco living and dining. A pergola provides some much-needed shade and a relaxation area.

From the living room, a door leads to a hallway, where all the bedrooms are located.

The property has three good-sized bedrooms, all with fitted wardrobes that provide essential storage space and air conditioning units, plus ceiling lights with fans for climate control. One of the bedrooms has double doors leading out to the poolside terrace.

The property has two bathrooms, one with a full size bath, overhead shower, a wash basin, and a toilet, and is fully tiled for easy maintenance. The second bathroom has a walk-in shower, modern glass blocks for screening, a toilet, and a hand basin, and is also tiled for easy maintenance.

This is a perfect property in a perfect location, so if you would like more information or to book a viewing, please call Spanish Property Choice at 0034 950 615 0388

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