

# Albox Villa

€259,995

Ref: A1375

RESERVED



3



2



2,748 m<sup>2</sup>



220 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 187kW

Emissions  
B - 8kg

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spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€259,995 (£222,361)
Transfer tax 7% .....	€18,200 (£15,565)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

IBI property tax .....	€467.00 per annum
Refuse fees .....	€157.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,566)
Remainder of deposit to 10% .....	€23,000 (£19,670)
Final Payment of 90% on completion ....	€233,996 (£200,125)

\* 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 MARCH 24\*\*\*

This is a stunning, well-maintained villa situated in the wonderful Spanish countryside just a few minutes drive from the town of Albex.

The entrance is dominated by the lovely double gates, and once in the grounds you will notice just how well-maintained and cared for the grounds of the property are.

Access to all the rooms in the house lead off from the main hallway.

The lounge is spacious and dominated by the wonderful inglenook fireplace with log burner, and is also equipped with a ceiling fan and air conditioning.

The whole property has central heating.

The kitchen is fully modernised with all the highest spec appliances built in.

The sizeable master bedroom comes with built in wardrobes and is also equipped with air conditioning and a ceiling fan. This bedroom also enjoys an en-suite bathroom.

The further two guest bedrooms are well sized and also come equipped with air conditioning, ceiling fans and built-in wardrobes.

Also in the property you will find a summer room/games room with entrances at both ends of the house.

At the rear of the property is the large private swimming pool with a shower.

Here you will also find the private terrace and patio area, and the fly-screened lounge and dining area, which also includes a toilet and kitchen room with wall and base units, fridge and other appliances for when you are entertaining your visiting friends and relatives.

The property also offers a Jacuzzi.

The roof solarium to the main house is accessed by the metal spiral staircase and as you can appreciate, this provides you with wonderful surround views of the countryside.

The property also includes a very large garage with plenty of shelving, hand basin, oil storage tank for the central heating, boiler and a 750 litre water reservoir.

Contact us on 0034 950 615 388 to arrange a viewing.

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