

# Arboleas Villa

€239,950

Ref: A1377

RESERVED



3



2



671 m²



131 m²



✓



✓



✓



Consumption  
E - 171kW

Emissions  
E - 32kg



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## Property Purchase Expenses

Property price .....	€239,950 (£205,104)
Transfer tax 7% .....	€16,797 (£14,357)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,282)

## Fees and Taxes

IBI property tax .....	€359.96 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,564)
Remainder of deposit to 10% .....	€20,995 (£17,946)
Final Payment of 90% on completion ....	€215,955 (£184,594)

\* 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 APRIL 24\*\*\*

A beautifully presented detached villa located in the countryside setting of Limaria. The local towns of Arboleas and Albox are less than a 10 minute drive and the coastline of Vera Playa, Garrucha and Mojacar are easily reached within 40 minutes.

The property is situated on a quiet cul de sac, with a fully walled and gated plot of land and privacy from the surrounding villas.

You enter the land via a secure rolling metal gate onto a fully block paved driveway large enough for several vehicles. To the end of the driveway is a fully detached garage with ample storage space and direct access to the side courtyard and gardens.

To the front is a beautifully landscaped garden with palm trees, shaded seating area and easy access to the main living space of the property.

To the rear of the home is the private swimming pool, gardens with an assortment of fruit trees, outdoor kitchen with BBQ and the Spanish Andalusian inspired courtyard which offers a sheltered space to dine outside and entertain.

The elevated entrance terrace has been enclosed with glass doors and windows, providing the ideal breakfast room or winter sitting area.

Internally the home offers a spacious layout with modern upgrades and neutral colour scheme.

The main hallway wraps around the living room which is at the heart of the property. A large lounge with a log burner and patio sliding doors that open into the conservatory.

Along the right corridor is the fully fitted kitchen which comes with modern integrated appliances and a separate workspace with a feature log burning stove.

The primary bedroom is a great size with fitted wardrobes and en suite bathroom.

Along the left corridor are 2 generously sized guest bedrooms, both with fitted storage and a family bathroom with shower.

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