

Arboleas Villa

€219,995

Ref: A1385



3



2



639 m²



107 m²



✓



✓



✓



Consumption
E - 169kW

Emissions
E - 30kg

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Ref: A1385 — <https://www.spanishpropertychoice.com/A1385>

Property Purchase Expenses

Property price	€219,995 (£186,457)
Transfer tax 7%	€15,400 (£13,052)
Notary fees (approx)	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx)	€1,500 (£1,271)

Fees and Taxes

IBI property tax	€284.90 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,543)
Remainder of deposit to 10%	€19,000 (£16,103)
Final Payment of 90% on completion ...	€197,996 (£167,811)

* 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

Discover your own piece of paradise in Almeria with this detached, ready to move into 3 bedroom villa which boasts its own private swimming pool.

Nestled in the heart of a countryside village with a stunning landscape, the villa is within a 10 minute drive to the local towns of Arboleas and Albox where you can find all amenities including weekly markets, banks, schools and restaurants.

The private plot of land is fully walled and gated with low maintenance gardens wrapping around the entire property. To the rear is a large terrace area alongside the private swimming pool and garden seating area.

At the entrance of the property is a wonderful covered terrace, ideal for escaping the midday sunshine and dining al fresco. Internally the spacious layout consists of an open plan lounge, dining area and kitchen. The living room has a feature fireplace and an air conditioning unit that requires servicing.

The kitchen has ample room for a breakfast table and comes with floor and wall storage units and white goods. A rear door leads out to the parking area ideal for offloading shopping.

There are 3 double bedrooms, the primary room having patio doors to the swimming pool and an en-suite bathroom with a shower also.

A huge advantage to this property is the detached garage with a staircase leading up to a terrace above which boasts picturesque 360 degree views.

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