

# Sorbas

## Village House / Casa de Pueblo

€112,000

Ref: A1388

RESERVED



4



1.5



160 m<sup>2</sup>



120 m<sup>2</sup>



✓



30 min.



✓



Consumption  
E - 204kW

Emissions  
F - 53kg



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## Property Purchase Expenses

Property price .....	€112,000 (£97,630)
Transfer tax 7% .....	€7,840 (£6,834)
Notary fees (approx) .....	€750 (£654)
Land registry fees (approx) ...	€750 (£654)
Legal fees (approx) .....	€1,500 (£1,308)

## Fees and Taxes

IBI property tax .....	€91.65 per annum
Refuse fees .....	€199.32 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,615)
Remainder of deposit to 10% .....	€8,200 (£7,148)
Final Payment of 90% on completion ....	€100,800 (£87,867)

\* 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 AUGUST 2025\*\*

This is a lovely, traditional, two floor village house, located in Barrida los Manas, near to Sorbas.

Sorbas is a thriving Spanish town, known for its pottery, and Karst caves, and due to its location, it offers sports and close access to the Fort Bravo attraction.

Access is via a private gateway, taking you into a private patio area, which is an ideal area to enjoy outside living as you have plenty of space including a small swimming pool.

From here you will reach your front door, which at times is surrounded by flowers.

This will take you into a good sized lounge area. This has a log burner and also a small bar area!

An archway from here will lead you to the kitchen area. This is a good size and offers you plenty of storage and white goods.

The kitchen is connected to the dining area via two arches.

Again, this is a lovely sized room and has doors taking you to a private courtyard area. A lovely area for al-fresco living and dining, with ample room for storage boxes and cupboards, always good to hide the clutter!

From the kitchen, you can also access a downstairs bathroom, which is large enough to incorporate a utility room. This room, also enjoys a shower.

Returning to the lounge, stairs will take you to the first floor. Here you will find all four bedrooms and a bathroom.

The first double bedroom, overlooks the front of the property and the views to the mountains and surrounding countryside areas.

There is a small closet area here.

The second bedroom is again a double and offers the same views.

Then through an archway to bedrooms three and four and also the bathroom.

The bedrooms are opposite each other, with one being a smaller twin bedroom.

From the twin bedroom, you have access to the upstairs terrace area, which is a good sized space and enjoying the aforementioned mountain and countryside views.

Parking is opposite the property.

Contact us to arrange a viewing.