

Arboleas Villa

€240,000

Ref: A1395

RESERVED



3



3



607 m²



140 m²



✓



30 min.



✓



Consumption
E - 141kW

Emissions
E - 27kg

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Property Purchase Expenses

Property price	€240,000 (£202,692)
Transfer tax 7%	€16,800 (£14,188)
Notary fees (approx)	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx)	€1,500 (£1,267)

Standard form of payment

Reservation deposit	€3,000 (£2,534)
Remainder of deposit to 10%	€21,000 (£17,736)
Final Payment of 90% on completion ...	€216,000 (£182,423)

* 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 JUNE 2024 ****

Exclusive to Spanish Property Choice, we are delighted to be able to offer you an opportunity to buy this beautiful 3 bedroom, 3 bathroom villa, located in a much sought after urbanisation. The property is just a short drive to the traditional village of Arboleas, which has all the necessary amenities along with a weekly street market.

The bigger town of Albox is just a 5 km drive, and the beautiful beaches of Mojacar and Vera Playa are only a 35-minute drive.

Access into the property is via large gates that leads onto a paved car parking area. The main entrance door into the villa is found at the front of the property and leads into a short hallway.

Directly to the right, is a large double bedroom. This is a spacious room with fitted wardrobes and an air conditioning unit. The en-suite bathroom consists of a hand basin, toilet and a full sized bath tub with an overhead shower and is tiled for easy maintenance.

Heading back to the hallway and to the left through a small archway leads to the additional bedrooms and bathrooms. To the left is a good-sized room currently used as a twin room with built-in wardrobes. An air conditioning unit and ceiling light with a fan provides that climate control.

Adjacent to this bedroom is the family bathroom with a toilet, hand basin, full size bath with an overhead shower. The bathroom is tiled for easy maintenance.

Heading forward from here leads into the master bedroom and en-suite shower room. This room is very spacious with a double door leading out to the terraced swimming pool area. An air conditioning unit and a ceiling light with a fan provide climate control. The room has built in wardrobes and sufficient space for additional bedroom furniture if needed.

The en-suite shower room has a walk in shower, toilet, hand basin and is fully tiled for easy maintenance.

Returning to the living-dining room; this is a lovely spacious room with dual aspect double doors that lead directly onto the fully tiled terrace and swimming pool area. A feature log burning stove compliments the room to provide warmth during the cooler winter months.

The independent kitchen is located just off the living room. This is a good size with a great range of wall and base units plus appliances. A serving hatch from the kitchen to the living room enables communication between the two rooms. A door leads off the kitchen to a small room where the owners have located the washing machine. From this room, an external door leads to the car parking area.

The property is located on a great plot size with numerous terraced and garden areas that are planted with well-established shrubs. It has beautiful views of the surrounding countryside. The private swimming pool and a hot tub with a relaxation area compliment this villa making it an ideal property for either a permanent residence or holiday home.

For more information or to arrange a viewing please call Spanish Property Choic...

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