

# Albox

## Cortijo/Finca

€169,950

Ref: A1396



3



3



200 m<sup>2</sup>



175 m<sup>2</sup>



✓



✓



Consumption  
E - 170kW

Emissions  
E - 35kg

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Ref: A1396 — <https://www.spanishpropertychoice.com/A1396>

## Property Purchase Expenses

Property price .....	€169,950 (£141,378)
Transfer tax 7% .....	€11,897 (£9,896)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,248)

## Fees and Taxes

IBI property tax .....	€95.47 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,496)
Remainder of deposit to 10% .....	€13,995 (£11,642)
Final Payment of 90% on completion ...	€152,955 (£127,240)

\* 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

!!!PRICE REDUCED!!!

Spanish Property Choice are delighted to offer you this traditional cortijo in Plaza De Las Pocicas, Casa Luna, a little hamlet near Albox. This is an ideal family home or a perfect second home in the sun. The town of Albox is only a short 10-minute drive. Then only a 2-minute drive or 12 minute walk to the local, bar, swimming pool, Local Doctors, bakers, Santa maria restaurant and the stunning Almeria coastline an easy 45-minute drive away.

The property has three bedrooms and three en suite bathrooms split over two floors.

The property has had a full professional renovation including;

New Roof

New Floors

New tiling throughout

Vaulted ceilings

All interior walls have been replastered

The ground floor has a cosy lounge, kitchen, dining room, bedroom and en-suite. The living room can accommodate a couple of large sofas plus additional furniture it also includes a useful pellet burner.

Next you have the modern open plan kitchen that is bright and spacious. It is fully equipped with all the main appliances and plenty of wall and base units. Continue into the dining room which is a good size and can accommodate a dining table and chairs for 6-8 people, it also features a fireplace. Continue further down a short corridor where you have the first of three bedrooms. This double bedroom is a good size, bright and has the benefit of its own en-suite bathroom.

Back towards the dining room you access the large private courtyard and storeroom. This external area is great for relaxing or alfresco dining, it can easily accommodate patio furniture and currently houses a large Jacuzzi. This courtyard can also be accessed from the driveway through a set of secure iron panelled gates.

Upstairs you have a second lounge area plus another two bedrooms, both with their private en-suite bathrooms. All rooms are well lit with numerous windows plus the lounge area benefits from a pellet burner for use during those chillier winter evenings.

A secure door leads onto the private terrace area which can accommodate plenty of patio furniture. This area is ideal to sit back and relax while you enjoy the surrounding countryside views.

If you would like more information about this property or to arrange a viewing, please call Spanish Property Choice on 0034 950 615 388

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