

# Albox Villa

€339,995

Ref: A1403



3



2



2,440 m<sup>2</sup>



127 m<sup>2</sup>



✓



✓



✓



Consumption  
F - 261kW

Emissions  
F - 57kg

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## Property Purchase Expenses

Property price .....	€339,995 (£285,793)
Transfer tax 7% .....	€23,800 (£20,006)
Notary fees (approx) .....	€750 (£630)
Land registry fees (approx) ...	€750 (£630)
Legal fees (approx) .....	€1,500 (£1,261)

## Fees and Taxes

IBI property tax .....	€396.02 per annum
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,522)
Remainder of deposit to 10% .....	€31,000 (£26,058)
Final Payment of 90% on completion ...	€305,996 (£257,214)

\* 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

Spanish Property Choice is delighted to be able to offer you the opportunity to buy an amazing, large 3-bedroom, 2-bathroom detached villa located in the much-sought after area of Albox. The villa is 127m<sup>2</sup> and situated on a 2440m<sup>2</sup> plot that is beautifully landscaped and well-manicured.

Albox is a bustling town with all the amenities that you would need, including shops, supermarkets, bars, restaurants, banks, plus a large medical center. A weekly market is held in the center and has all manner of things for sale.

The villa benefits from gas fired central heating sourced from a recently installed 1000L exterior gas tank. Fly screens are fitted throughout. The property features a high quality build with insulated cavity walls and an alarm system. The villa also has a solar system with backup cloud and 3KW battery making electric bills virtually non-existent.

Entrance into the villa is through double gates that lead onto a very large graveled area that is big enough to park several vehicles. A larger than average separate garage occupies some of this area and is accessed via an electric up and over door.

A covered porch, accessed by a single step at the entrance to the property, provides a perfectly shaded sitting area from the hot summer sun. An external door leads directly into the living room, which is bright and spacious and has a log burning stove for warmth during the winter months. A ceiling light with a fan plus an air conditioning unit enables climate control during the summer.

A door built into an archway leads through to the dining room and open-plan kitchen. The dining room has an external door leading out to a fly free enclosure, perfect for enjoying alfresco living and dining while enjoying the views of the garden and countryside. An exit door in the fly free enclosure provides access to one of the private terraces this villa has to offer. This landscaped, well-stocked garden area has been beautifully maintained.

Heading back into the fitted kitchen, it is well-equipped and presented with a good range of wall and base units, plus appliances. Dual aspect windows enable light to flood into the area.

Moving back into the living room and through double doors into a spacious hallway, where all the bedrooms and bathrooms are situated. To the immediate right of these doors is the first bedroom, which is a good size and is currently being used as a study.

The master bedroom is adjacent to this and is a good size, bright and spacious, with fitted wardrobes, a ceiling light with a fan plus an air conditioning unit that provides climate control. The en-suite bathroom comprises of a newly fitted shower cubicle, toilet, and hand basin housed in a vanity unit. The room is tiled for easy maintenance.

The family bathroom is a good size, with a full size bath, overhead shower, toilet, bidet plus a hand basin with a vanity mirror. The bathroom is also fully tiled for ease of maintenance.

Bedroom three is adjacent to th...

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