

Albanchez Villa

€144,950

Ref: A1405



2



1



237 m²



78 m²



✓



✓



Consumption
G - 378kW

Emissions
F - 73kg

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Property Purchase Expenses

Property price	€144,950 (£122,258)
Transfer tax 7%	€10,147 (£8,558)
Notary fees (approx)	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx)	€1,500 (£1,265)

Fees and Taxes

IBI property tax	€112.00 per annum
Refuse fees	€61.68 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,530)
Remainder of deposit to 10%	€11,495 (£9,695)
Final Payment of 90% on completion	€130,455 (£110,032)

* 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 present this beautifully modernised 2-bedroom, 1-bathroom villa in Albánchez.

The property is accessed via a private driveway leading to a walled and gated rear garden, primarily laid with gravel and featuring mature trees and a brick-built storage shed.

Entering the villa, you are welcomed into a bright and spacious open-plan lounge and kitchen area, equipped with all modern appliances. The lounge boasts dual air conditioning, ceiling fans, and a traditional log-burning stove for the cooler winter months.

From the lounge, a double set of glass doors opens into the sunroom, currently used as a charming dining area with stunning views of the surrounding countryside and mountains. Also leading directly from the lounge, three doors provide access to both bedrooms and the bathroom.

The spacious master bedroom features dual air conditioning and double glass doors that lead out to the front garden. This garden is laid with artificial grass, creating a delightful seating area perfect for al fresco dining or simply relaxing while enjoying the breath-taking views. Additionally, there is a BBQ area, ideal for socialising.

The second bedroom has built-in wardrobes and offers views of the rear garden.

This villa is perfect for those seeking a tranquil country lifestyle, while still being only a 4-minute drive from the quaint village of Albánchez and a 45-minute drive from the coast.

The Village of Albánchez has a gymnasium that is free on a Monday, Weds and Friday mornings, which is situated next to the 24hr medical centre. There is also a communal pool and bar, the bar is open all year. All the facilities are a 4 minute drive from the property. The Internet is up and running and cost €20 per month, with current supplier.

Explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property.

Click on the 'Video Play' button in the link for a virtual walk around tour.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. Once the map is displayed, switch the view from the default map setting to 'Satellite.' This will show the exact location of the property and provide a bird's-eye view of the surrounding areas.

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