

Velez Rubio Villa

€224,950

Ref: A1409



3



2



2,088 m²



188 m²



✓



✓



✓



Consumption
E - 300kW

Emissions
E - 63kg

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Property Purchase Expenses

Property price	€224,950 (£189,943)
Transfer tax 7%	€15,747 (£13,296)
Notary fees (approx)	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx)	€1,500 (£1,267)

Fees and Taxes

IBI property tax	€369.00 per annum
Refuse fees	€60.00 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,533)
Remainder of deposit to 10%	€19,495 (£16,461)
Final Payment of 90% on completion ...	€202,455 (£170,949)

* 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

Set in the rolling countryside of Velez Rubio and surrounded by olive groves, this beautiful detached 3 bedroom, 2 bathroom villa offers tranquillity and privacy.

The local market town of Velez rubio is a 6 minute drive where you will find all amenities including shops, bars, restaurants, supermarkets and post office etc.

Situated on a fully private, fenced and gated 2000m2 plot of land with around 26 olive trees, 2 almond trees, mature plants and low maintenance grounds.

As you enter via a sliding gate, there is a gravelled parking area large enough for several vehicles. Here there is also a large metal garden storage shed which houses the washing machine and storage.

A walled Andalucian style courtyard consists of a plunge pool, 3 person Jacuzzi, outdoor bar with covered seating area and a poolside toilet. The perfect space for entertaining friends and family, sunbathing and enjoying all year round sunshine.

As you walk around the property there is an outdoor kitchen with bbq, outdoor dining terrace and a rear terrace and garden which houses the oil tank and boiler for full central heating.

As you enter the home there is a sun room which is ideal for the cooler winter months.

Internally you enter into a spacious light kitchen with stone work surfaces, white cabinets and modern electric goods. There is a feature log burner and pizza oven which gives the room a more traditional feel which is a theme throughout the property.

The family lounge has a corner log burner and air conditioning as well as patio doors leading out to the rear terrace.

An open archway leads into a formal dining room with several windows with shutters and a glass brick window which makes the area very bright and airy.

Off dining room is first double bedroom, ideal for downstairs living and ample space for wardrobes and furniture.

On the other side of the main lounge is a second double bedroom.

On the ground floor is a renovated shower room with a corner shower cubicle