

# Zurgena Villa

€225,000

Ref: A1414



2



2



1,614 m<sup>2</sup>



120 m<sup>2</sup>



✓



✓



30 min.



Consumption  
E - 219kW

Emissions  
E - 42kg



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property  
CHOICE

Tel: +34 950 615 388  
www.spanishpropertychoice.com

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€225,000 (£188,309)
Transfer tax 7% .....	€15,750 (£13,182)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## Fees and Taxes

IBI property tax .....	€670.90 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€19,500 (£16,320)
Final Payment of 90% on completion ...	€202,500 (£169,478)

\* 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

XXXXX FULL ASKING PRICE ONLY XXXXX

Nestled in the peaceful countryside of Los Carasoles, Zurgena, this charming 2-bedroom, 2-bathroom villa offers a perfect blend of rural living and modern comfort.

The villa is on one level, and is surrounded by breath-taking mountain views and open countryside that is ideal for those seeking tranquillity, away from the hustle and bustle of busy life.

The villa is fully fenced and gated, providing both privacy and security.

Electrically operated double gates open to a spacious driveway that leads up to the front of the property, where you'll find a covered carport offering ample space for parking.

A garage is built onto the rear side of the villa, with small work area, space for storing tools and outdoor equipment, and all accessed via a pedestrian door or the main electrically operated roller style door.

The land on 3 levels is low-maintenance, with beautiful, established citrus trees providing shade and a touch of colour throughout the year.

A generous swimming pool terrace sits at the heart of the property, offering spectacular views of the surrounding countryside and mountains.

Perfect for relaxing or entertaining, this outdoor space also features an outdoor kitchen and a covered dining area, creating an inviting space for al fresco meals.

The villa's main covered terrace, accessible from the large and airy lounge/diner, provides another delightful space for outdoor relaxation, offering easy access to both the pool terrace and the surrounding views.

The rear ornamental garden is laid to stone, has a shed, large fountain, a bench, and a lemon tree. Down steps under the viewing balcony by the pool, the pool equipment room is situated with some extra storage space.

Inside, the villa boasts a spacious, light-filled kitchen with a lovely outlook over the pool and terrace, with modern appliances including a dish washer, washing machine and an american style double fridge freezer, and a gas cooker, plus a tumble dryer located in the garage..

The lounge/diner is bright and welcoming, with ceiling fans for added comfort, and features a charming gas fired fireplace. A glazed door leads out to the covered terrace, creating a seamless flow between the indoor and outdoor living spaces.

A hallway from the lounge leads to the two bedrooms and the family bathroom.

The master bedroom is generously sized and includes an en-suite bathroom, built-in wardrobes, and dual air-conditioning for year-round comfort.

The second bedroom is equally spacious, also featuring built-in wardrobes and air conditioning.

The orchard level of the plot could easily incorporate a static caravan or motorhome if you felt the need for an extra bedroom. The citrus trees in the orchard are lemon, orange and grapefruit.

The lower field which is within the overall boundary, is almost 500m2 and ideal for animals, agriculture, leisure use, etc....