

Los Gallardos Villa

€329,950

Ref: A1428

RESERVED



5



3



700 m²



280 m²



✓



✓



30 min.



Consumption
E - 135kW

Emissions
D - 26kg



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

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CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€329,950 (£278,392)
Transfer tax 7%	€23,097 (£19,487)
Notary fees (approx)	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx)	€1,500 (£1,266)

Fees and Taxes

IBI property tax	€838.76 per annum
Refuse fees	€157.00 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,531)
Remainder of deposit to 10%	€29,995 (£25,308)
Final Payment of 90% on completion ...	€296,955 (£250,553)

* 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

** RESERVED MARCH 2025 **

A beautifully presented family home offering an abundance of space, comfort, and style. Nestled in the quaint village of La Huelga, just 15 minutes drive from Los Gallardos and 30 minutes from the coastal resort of Mojacar, this property boasts a self-contained apartment, private pool, and extensive outdoor areas, making it an ideal sanctuary for both relaxation and entertaining.

Main House Features:

Main Lounge: Featuring large wooden doors, a cozy wood burner, and two sets of patio doors opening to the outdoor terrace, creating an inviting ambiance for gatherings whilst enjoying the incredible and uninterrupted countryside views.

Primary Bedroom: A spacious retreat featuring an en suite shower, wall-in wardrobe, and patio doors that lead directly to the front wrap around terrace.

Separate walk in Closet: Perfect for additional storage or an at home office or nursery.

Second Bedroom: Currently utilized as an office / music studio, with built-in wardrobes for excellent additional storage and patio doors.

Third Double Bedroom: A generous room sharing a Jack-and-Jill access to the main bathroom which has a modern design with soak in tub as well as a walk in shower.

Open-Plan Kitchen/Dining Room: A beautifully designed space with sleek granite work surfaces—ideal for preparing meals and hosting guests as it is open plan with the dining room.

Separate Utility Room: Added convenience for laundry and storage.

Outdoor Living:

Wrap-Around Terrace: Offering expansive outdoor living space, including a protected sitting area, perfect for relaxing or entertaining regardless of the weather.

Roof Terrace: Accessible via a spiral staircase, providing a private and elevated space for enjoying breathtaking views.

Private Pool Area: Enjoy the ultimate outdoor retreat with a pool, bar area, storage room, poolside toilet, and an outdoor shower for added convenience.

Self-Contained Apartment:

Featuring a kitchenette, a comfortable lounge, two bedrooms, and two bathrooms, this apartment provides a perfect space for guests, extended family, or rental potential.

Additional Amenities:

Garage: Ample space for parking and storage.

This property offers a rare combination of functionality and versatility. Whether you're looking to entertain, enjoy peaceful family living, or create income opportunities with the self-contained apartment, this home is a true gem. Don't miss your chance to make it yours!

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