

Cariatiz

Cortijo/Finca

€240,000

Ref: A1431

RESERVED



3



2



578 m²



129 m²



✓



✓



25 min.



Consumption
G - 275kW

Emissions
E - 55kg



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Property Purchase Expenses

Property price	€240,000 (£207,000)
Transfer tax 7%	€16,800 (£14,490)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Fees and Taxes

IBI property tax	€30.63 per annum
Refuse fees	€160.38 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,588)
Remainder of deposit to 10%	€21,000 (£18,113)
Final Payment of 90% on completion	€216,000 (£186,300)

* 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 JULY 25

This delightful semi detached property offers the perfect blend of modern design and rustic charm, set in a peaceful and private location with stunning countryside views. The home is accessed via a private driveway leading to double gates, opening into an expansive off-road parking area.

The landscaped grounds consist of a private, fully walled-off pool area with terracing, providing a secluded oasis for relaxation and entertainment. A pool pump house, an outside shower and a covered entertainment area featuring a pool table and bar area, ideal for hosting guests.

Beautifully landscaped gardens with integrated lighting, including mature fruit trees (lemon, orange, and lime) and a garden outhouse perfect for tools and wood storage.

Internally the property has been thoughtfully updated with new air conditioning units throughout, ensuring comfort year-round. A spacious under-build room, complete with cable internet, offers a perfect setup for a home office or additional living space.

The main lounge features a cozy cottage-style interior with a charming brick fireplace and log burner, creating a warm and inviting atmosphere.

The modern kitchen is equipped with contemporary appliances, granite work surfaces, and a large central island. Patio doors open from the kitchen to a private courtyard with exposed stone walls, adding rustic charm to the outdoor space.

Upstairs, the first bedroom boasts a unique mesa-nine design. A second bedroom features built-in wardrobes and double doors that lead to a private terrace with built-in seating.

A Jack and Jill shower room connects the second bedroom and the family areas for added convenience.

The primary bedroom offers a luxurious retreat with a log burner, built-in wardrobes, and an en suite shower room with a striking glass brick wall that lets in natural light. The private shaded terrace overlooks breathtaking views of the surrounding countryside and almond fields, providing the perfect spot for relaxation.

This property is an exceptional find, offering a blend of private, outdoor living with modern amenities, making it an ideal family home or a peaceful retreat. Don't miss the opportunity to make this charming residence yours!

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