

Albox Villa

€290,000

Ref: A1436



3



2



2,509 m²



160 m²



✓



✓



✓



Consumption
E - 167kW

Emissions
E - 30kg



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Property Purchase Expenses

Property price	€290,000 (£250,966)
Transfer tax 7%	€20,300 (£17,568)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,298)

Fees and Taxes

IBI property tax	€196.72 per annum
Refuse fees	€61.68 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,596)
Remainder of deposit to 10%	€26,000 (£22,500)
Final Payment of 90% on completion	€261,000 (£225,869)

* 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

Elegant Single-Story Villa with Mountain Views

Escape to this stylish 3 bedroom 2 bathroom 112m² villa with a 48m² garage, in the Albox countryside where breathtaking panoramic mountain views set the scene for luxurious single-level living. Located just a 5 minute drive from Albox town with its beautiful church squares, large supermarkets, medical centre, schools, bars and restaurants. It has both the peace and quiet given its setting and yet is also only five minutes away from amenities.

What Makes This Home Special?

Mountain Backdrop: Enjoy mountain views from the house and the garden areas. The 2500m² plot of land is well segregated with driveway area, shaded parking, trees, terraces, pathways, swimming pool area surrounded by artificial grass and an outside shower.

Effortless Indoor-Outdoor Living: Expansive glass doors lead to a private terrace, seamlessly blending indoor elegance with outdoor relaxation. The lounge leads you in to a winter sun room which is glass enclosed, plus off this room there is the summer area which is shaded, overlooks the swimming pool and is enclosed with mosquito screening to allow for outdoor dining and relaxation without any insects.

Private Swimming Pool: 8 meter x 4 meters. Perfect for cooling off on sunny days or hosting unforgettable evenings under the stars. Close to the house and the pool housed within the large garage building there is also an outside utility room with fridge, freezer, sink and washing machine.

3 Bedrooms: Thoughtfully designed with built-in wardrobes, tranquil views, and primary room has an ensuite.

Modern Layout: A bright and airy living space flows effortlessly into a fully equipped kitchen with top-tier appliances. The lounge has a pellet burner for efficient heating in the winter and air conditioning for the summer months.

There are ceiling fans throughout and built in wardrobes in the bedrooms and hallway give ample storage.

Secure Detached Double Private Garage 48m²: Convenient parking and extra storage make life easy. The garage can be entered from either end with a utility room in the middle of the building so it works well for a workshop one end and a garage for the car the other end, or parking 2 cars inside.

Whether you're savoring a peaceful morning coffee on the terrace or entertaining guests by the pool, this villa offers comfort, style and breathtaking scenery.

This property has an AFO granted and is fully registered.

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