

# Benizalon

## Village House / Casa de Pueblo

### €25,000

### Ref: A1444



2



1



91 m²



140 m²



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€25,000 (£21,528)
Transfer tax 7% .....	€1,750 (£1,507)
Notary fees (approx) .....	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx) .....	€1,500 (£1,292)

## Fees and Taxes

IBI property tax .....	€74.15 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,583)
Final Payment of 90% on completion ....	€22,000 (£18,944)

- \* 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

Charming Village House in Benizalon with Stunning Views

Located in the peaceful village of Benizalon, nestled at an altitude of 936 meters in the Sierra de los Filabres, this property offers a unique opportunity to own a home in a picturesque setting.

Benizalon is a small community with around 250 inhabitants, primarily Spanish with a few English nationals, offering a welcoming and tranquil atmosphere.

The village is surrounded by beautiful semi-arid hills and ravines, with almond trees being the main crop in the area. Residents benefit from essential amenities including a supermarket, pharmacy, medical centre, and a selection of bars and restaurants, ensuring a convenient lifestyle.

There is also a village swimming pool.

The house itself is simple but fully liveable, offering a kitchen, three additional rooms, and a quirky layout that gives it character. Electricity and water are already connected, and there's a bathroom with both a bath and shower. While the property would benefit from a full renovation, it is dry and habitable. A boiler would be an excellent addition to the bathroom for hot water.

There is also a storage area beneath the house, a wood store, and a small garden, making it ideal for those looking to embrace country living. The property offers breath-taking views of the surrounding landscape, and with its proximity to the Sierra de los Filabres, it is an excellent base for walking and cycling enthusiasts.

Whether you're looking for a renovation project with immense potential or seeking to immerse yourself in the charm of a traditional Spanish village, this property in Benizalon offers the perfect blend of rural beauty and local culture.

### Key Features:

3 rooms + kitchen in a quirky layout  
Bathroom with bath and shower (requires boiler for hot water)  
Storage area and wood store  
Small garden and spectacular views  
Essential amenities nearby  
Ideal for walking and cycling enthusiasts  
Full renovation potential

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