

Lubrin

Duplex/Townhouse / Casa adosada

€120,000

Ref: A1455



2



2.5



40 m²



120 m²



✓



30 min.



✓



Consumption
Applied for

Emissions
Applied for

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Property Purchase Expenses

Property price	€120,000 (£103,908)
Transfer tax 7%	€8,400 (£7,274)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,299)

Standard form of payment

Reservation deposit	€3,000 (£2,598)
Remainder of deposit to 10%	€9,000 (£7,793)
Final Payment of 90% on completion	€108,000 (£93,517)

* 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

Nestled within walking distance of the picturesque village of Lubrín, this surprisingly spacious duplex townhouse offers a harmonious blend of traditional Andalusian charm and modern comforts.

Ideal for those seeking a tranquil lifestyle amidst stunning natural beauty, the property provides a perfect retreat in the heart of Almería.

On arrival at the property, you access a private sitting area at the front of the house, inviting you to relax and soak in the serene surroundings.

Stepping inside, you're greeted by an entrance hallway that leads to an impressive open-plan lounge and kitchen area.

The lounge boasts a feature log-burning fireplace and air conditioning, ensuring comfort throughout the seasons.

Exposed wooden beams add character and a sense of spaciousness to the room.

The well-equipped kitchen seamlessly integrates with the living space, making it ideal for entertaining.

A convenient guest bathroom is located on this level.

From the lounge, large doors open onto a balcony that offers breath-taking views over the whitewashed village, its central church, and the surrounding mountains. This outdoor space is perfect for simply enjoying the tranquil ambiance.

Descending to the lower level, you'll find a well-appointed bathroom and a spacious second bedroom, providing comfortable accommodation for guests or family members. The main bedroom is also located on this floor, featuring built-in wardrobes and an en-suite bathroom, offering a private sanctuary for relaxation.

Further downstairs, the property boasts a large garage and ample storage space, a rare find in village homes. The entire property has been finished to a high standard, combining modern amenities with traditional features.

This charming townhouse is not only a comfortable residence but also offers the convenience of being close to local amenities, including shops, bars, and restaurants.

Details of IBI, basura etc. will be available very soon.

Contact us to arrange a viewing.

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