

# Turre Villa

€480,000

Ref: B2119



6



3.5



369 m<sup>2</sup>



526 m<sup>2</sup>



✓



10 min.



✓



Consumption  
D - 100kW

Emissions  
D - 20kg



Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€480,000 (£401,702)
Transfer tax 7% .....	€33,600 (£28,119)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## Fees and Taxes

IBI property tax .....	€901.98 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€45,000 (£37,660)
Final Payment of 90% on completion ...	€432,000 (£361,532)

\* 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

This is a traditional 3-storey semi-detached villa located in Turre town centre, only a few metres walk to shops, bars and restaurants or 10-minute drive to Mojacar playa with its well-known beaches, bars, restaurants etc.

This six-bedroom property sits on a considerable sized plot, which includes various tiled patios and terraces, as well as a massive under build garage/warehouse.

A few steps up to the main entrance lead directly into a grand entrance hall. The main living space is on this level which include the kitchen, living room, 4 bedrooms and 3 bathrooms. Upstairs you have the additional two bedrooms.

The fully fitted kitchen is bright and spacious, it has a good range of wall and base units plus all the necessary modern appliances including dish washer, hob, oven, large fridge freezer plus a separate pantry and utility room.

There is a bedroom currently used as a TV/sitting room plus the main living room next door. This room can easily accommodate two large sofas, dining table and chairs plus additional furniture if required. Patio doors lead you onto the large attractive terrace where you can watch the world go by and enjoy the al fresco lifestyle.

Back through the hall you have the main en-suite bedroom. Features a smaller private terrace, walk in wardrobe and shower room. The other two double bedrooms have built in wardrobes with one featuring its own private terrace.

The guest bathroom has a bath with overhead shower and bidet whilst the other is just a shower, w.c. and vanity unit.

There is also a large utility room which currently houses the washing machine, a separate door leads you to an outside patio, ideal for plants or hanging out the washing.

Upstairs to a spacious landing and where the remaining two bedrooms are located. The first is large with built in wardrobes and views to the lovely countryside. The other is currently used as a study.

Patio doors lead you onto the immense terrace/solarium with stunning views of the nearby countryside and ideal for outdoor living.

Back down two flights of stairs to the basement which has a secure storage area, then a separate door into the garage/warehouse. This area is enormous and covers the entire footprint of the house with the possibility of converting into further living space, games or cinema room or even a man cave! it also already has its own separate w.c.

The property has electric radiators installed throughout and air conditioning in two bedrooms and the living room.

This is a well presented, must see property, ideal as a permanent family home or a potential B&B conversion

If you would like more information or to arrange a viewing, please contact us.

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