

# Mojacar

## Village House / Casa de Pueblo

€144,950

Ref: B2236

SOLD



2



2



85 m<sup>2</sup>



✓



8 min.



Consumption  
F - 146kW

Emissions  
F - 26kg

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Ctra. Estación, 143

**Ref: B2236 — <https://www.spanishpropertychoice.com/B2236>**

## Property Purchase Expenses

Property price .....	€144,950 (£122,447)
Transfer tax 7% .....	€10,147 (£8,571)
Notary fees (approx) .....	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx) .....	€1,500 (£1,267)

## Fees and Taxes

Communal fees .....	€31.81 per month
Refuse fees .....	€157.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,534)
Remainder of deposit to 10% .....	€11,495 (£9,710)
Final Payment of 90% on completion ...	€130,455 (£110,202)

\* 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

\*\*\* SOLD SEPTEMBER 24 \*\*\*\*

This is a wonderful opportunity to purchase a traditional village house, located in the heart of Mojacar Pueblo.

Mojacar Pueblo is a traditional village, and was recently the recipient of the award for the Ferrero Roche Christmas lights.

It also enjoys many traditional festivals, such as the Moors and Christians, Night of the Candles, and Noche Romantica to name a couple.

This village home is located in the middle of this.

Access is through the traditional winding road, leading to a blue door!

Behind here, you are led via a hallway to a quadrant, a beautiful area, decorated with plants, and stairs to the property.

Immediately, you access the lounge area, with an archway taking you to the dining area and kitchen. This is a good sized space and the kitchen offers ample storage.

From here you access a downstairs guest bathroom.

On this floor, you will find a useful storage room.

Stairs will take you to the first floor. Here you will find the two bedrooms and the family bathroom.

The first double is a good size, light and bright with fitted wardrobes.

The second bedroom is currently being used as a twin, and again offering fitted wardrobes.

The family bathroom is nicely tiled and offers a bathtub with overhead shower.

A further set of stairs will take you to your private roof solarium. This is a lovely large space and has views of the surrounding village, the countryside and also down towards the coast so that you have views of the Mediterranean Sea.

There is plenty of room available for outside furniture and taking your time to relax in the warm sunshine.

Contact us today on 0034 950 615 388 to arrange a visit to them gem of a property, offering you a traditional home.

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