

# Mojacar Villa

€495,000

Ref: B2262

RESERVED



3



3



1,029 m<sup>2</sup>



241 m<sup>2</sup>



✓



1 min.



✓



Consumption  
E - 134kW

Emissions  
E - 27kg

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## Property Purchase Expenses

Property price .....	€495,000 (£412,201)
Transfer tax 7% .....	€34,650 (£28,854)
Notary fees (approx) .....	€750 (£625)
Land registry fees (approx) ...	€750 (£625)
Legal fees (approx) .....	€1,500 (£1,249)

## Fees and Taxes

Refuse fees .....	€206.00 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,498)
Remainder of deposit to 10% .....	€46,500 (£38,722)
Final Payment of 90% on completion ...	€445,500 (£370,981)

\* 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

\*\*\*\* RESERVED NOVEMBER 2024 \*\*\*\*

Spanish Property Choice are delighted to offer you this spacious, detached, three bedroom, three bathroom villa located in the beautiful popular coastal resort of Mojacar Playa

The villa is just 350 metres to the beachfront, local amenities, bars, and restaurants.

Enter the villa via a large double gate that leads onto a long drive suitable to park several cars. There are well established shrubs, rock gardens and trees plus multiple terraces.

To the right of the drive is a unique building housing a quirky shaped indoor pool, shower room and storage room. There is also a built-in bar that would facilitate pool parties. Numerous arched windows allow light to flood into the building. Although this is an indoor pool, bi-folding doors could easily be installed to facilitate a much more open feel. The roof of the pool building, accessed by a few steps, has been designed for a sun terrace to enjoy the stunning views of the Sierra Cabrera mountains.

Entrance into the property is through a porch and leads directly into a small reception area. To the right is the large living room with double windows, a feature log burning stove for warmth during the cooler months.

An archway leads to a room currently being used as a study. Heading back through to the reception area, another archway leads into the dining room. This is a good-sized room with a second seating area and a built-in bar for entertaining.

The kitchen and utility are located adjacent to the dining room and is also a good size with ample base units and appliances. A door providing access to the integral garage, which leads to another door enabling access to the back terrace and courtyard. The terrace is a large paved area with a seating area under a pergola, numerous established shrubs and a gate leading to the side of the property. There is also a part covered built-in BBQ.

Access to the first floor bedrooms is either from a flight of steps leading from the dining room, or it can be accessed externally from a flight of steps from the rear courtyard.

Two bedrooms, one a double and the second a twin, are located on this floor. Both are a good size with fitted wardrobes and windows for light and ventilation. The shower room with a shower cubicle, toilet and sink is located between the two bedrooms and is tiled for easy maintenance.

Another small flight of steps leads up to the master bedroom. This is a good size with dual windows, an on-suite shower room and fitted wardrobes. Access to a partially covered terrace enables stunning views of the countryside and sea. There is also a small room that is currently being used as a kitchenette, therefore this area could be used as self-contained accommodation for visiting family and friends.

This is a large property with great potential, located in a much sought after area.

For more information or to arrange a viewing, please call Spanish Property Choice on 00345 950 615 388

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