

Baza Cortijo/Finca

€160,000

Ref: E221



5



2



1,035 m²



296 m²



30 min.



✓



Consumption
Applied for

Emissions
Applied for

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Property Purchase Expenses

Property price	€160,000 (£133,344)
Transfer tax 7%	€11,200 (£9,334)
Notary fees (approx)	€750 (£625)
Land registry fees (approx) ...	€750 (£625)
Legal fees (approx)	€1,500 (£1,250)

Fees and Taxes

IBI property tax	€279.00 per annum
Refuse fees	€207.15 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,500)
Remainder of deposit to 10%	€13,000 (£10,834)
Final Payment of 90% on completion	€144,000 (£120,010)

* 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

In collaboration with our Spanish Partners we are pleased to offer this large part Finca/part Cave house on the edge of the town of Baza, Granada, Spain for sale at €160,000.

The main property offers 5 double bedrooms, large Kitchen/Diner, two lounges with the gift of a self-contained 1-bedroom cave apartment- Tourist Licenses are in place, with outbuildings that have mainly been converted that can offer at least one further self-contained apartment. The main property is set over 296m², additional outbuildings of 95m², set within a plot of 1035m². The owner would also consider a long-term rental- between 3 to 6 months- you can literally try before you buy.

This property would suite a large family, or are you looking for the perfect home to offer retreat holidays- the current owner has a couple of the interior rooms set up for therapies and crafts. With the surrounding gardens this property offers so many options.

We enter the property into the front garden by a private drive way- there is plenty of room here for parking. The home is immediately welcoming with a large frontage, with garage/outbuildings to the side. The gardens surround the property giving privacy while being only a short walk in the town. There is a licence to build your own swimming pool too.

On entering the property, we are embraced with a large kitchen/diner which is finished in a very tradition Andalusian style with a modern twist. The master bedroom suite off this space, with built in bespoke wardrobes, which leads to an additional room- would be ideal for families with young children or an idyllic walk-in wardrobe and dressing area.

To the left of the kitchen, we enter into the cave part of the property which offers 2 lounges and a further bedroom. The first lounge has a log burner and has a cosy feel for those winter evenings, the second lounge leads from the 1st with a window to the side of the house.

There is an open staircase leading us to the 1st floor, here we have a further 3 double bedrooms and also the family bathroom with a large walk-in shower.

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The main house has been updated by the current owner, who has maintained the traditional features in the cave 'wings' of the property whilst blending a contemporary feel. A large section of the roof has also been replaced recently.

A hidden little gem with this home is the newly converted self-contained apartment. This potential Air BNB wing has a kitchen/diner, one double bedroom, lounge-relaxation zone and a good size courtyard with raised patio-including a pergola. The apartment is fully equipped to start welcoming your family and guests.

As we return to the front of the main home, there are garages and outbuildings to the left. The current owner has already done the hard work in converting another area which just needs finishing touche...

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