

Lorca Villa

€349,995

Ref: E228



3



3



2.55 hectares



297 m²



✓



✓



✓



Consumption
Applied for

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com



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property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€349,995 (£291,826)
Transfer tax 8%	€28,000 (£23,346)
Notary fees (approx)	€750 (£625)
Land registry fees (approx) ...	€750 (£625)
Legal fees (approx)	€1,500 (£1,251)

Fees and Taxes

IBI property tax	€366.02 per annum
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Standard form of payment

Reservation deposit	€3,000 (£2,501)
Remainder of deposit to 10%	€32,000 (£26,681)
Final Payment of 90% on completion	€314,996 (£262,643)

* 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

It is our pleasure in collaboration with our Spanish Partner to present this immaculately presented detached villa with 3 double bedrooms, 3 bathrooms, large double story living room (6x6m²), open plan kitchen/diner, set within a its own countryside plot of 25512m². Price €349,995

Are you looking for a beautiful property, set within a private location with the opportunity to be off grid, with stunning views across the mountains, then this home is perfect for you.

This house was originally built in 2010 and has been modernised throughout over the past two years- with the addition of solar systems – 2 sets- 2kw supplying the main garden, summer house and pool, a second installation of 6kw providing power to the house.

Key Features

Large central double story living room, 3.8m² UVPC patio doors, 8 windows, log burner, ceiling fan & aircon unit
3 double bedrooms, 2 with newly fitted ensuites

New fitted kitchen including central island

Fabulous enclosed main garden-including swimming pool, garden house- with dining area and kitchenette

Newly fitted solar panel systems

Front courtyard entrance

Stunning views overlooking your own woodland and mountains

Perfectly located between the towns of Velez Rubio, Almeria (20 minutes by car) and La Parroquia, Lorca, Murcia (10 minutes by car)

Private driveway with enclosed landscaped wrap around gardens

Newly fitted UVPC patio doors to the side and rear opening up to the terraced patio offering spectacular views to the rear garden and mountains

Let's explore this beautiful home.

The property is approached by a maintained track leading through woodland and the properties land of 25512m². There is a farmacked private driveway that leads to the enclosed main gardens.

The first impression as we see the house is quite breathtaking- the house sits proudly on the hillside, offering total privacy and stunning views over the valleys and mountains. The property has been designed to embrace the scenery- large patio doors to the rear of the home- including in the master bedroom too.

There are two front entrances- the central courtyard takes us through bespoke, traditional designed solid wooden front door-with glass panel to the sides and completed with shutters. The second entrance is through newly fitted UVPC patio doors, is to the left-hand side and takes us in to the dining area of the open plan kitchen/diner.

Entering via the front courtyard into the large living room (6m² x 6m²), our eyes are instantly drawn through to the huge patio doors in to the rear garden, with the swimming pool and the stunning views.

The left-hand wing offers a hallway with window, entrance to the 3rd bedroom and family bathroom (newly fitted) with bath, separate shower, fitted wall mirror and lights.

The 3rd bedroom is at the end of the hallway, the room is bright having two windows- 1 to the front and 1 to the side. All the windows throughout the house are fitted with double glazed glass units, set wi...

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