

# Arboleas Villa

€225,000

Ref: E252



3



2



615 m<sup>2</sup>



176 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€225,000 (£193,214)
Transfer tax 7% .....	€15,750 (£13,525)
Notary fees (approx) .....	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx) .....	€1,500 (£1,288)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,576)
Remainder of deposit to 10% .....	€19,500 (£16,745)
Final Payment of 90% on completion ...	€202,500 (£173,893)

\* 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

We're excited to present this charming three-bedroom, two-bathroom ground-floor villa, in collaboration with our Spanish partner, located in the peaceful area of Los Carascos, Arboleas.

Just 300 meters from the local bar/restaurant and a short 3-minute drive to the heart of the village of Arboleas, this villa is ideally situated.

All of the villa's accommodation is spread across a single level and includes three generously-sized bedrooms, with the master featuring an en-suite bathroom. The main lounge overlooks the sunroom and pool area and includes a cozy fireplace with a wood burner.

The villa is well-equipped with four air-conditioning units in the main rooms, as well as ceiling fans to ensure comfort throughout the year.

The spacious kitchen is fitted with white goods and provides ample space for a dining table. From the kitchen, you enter the expansive sunroom that spans the full length of the villa, offering a fantastic view of the pool and surrounding terrace. This versatile space is perfect as a secondary lounge or simply to enjoy the warmth of the winter sun.

Outside, you'll find a large 10x4m pool with fully tiled surrounds and a dedicated pool room for changing and showering. There are also two external storage rooms or workshops, providing plenty of space for all your tools and equipment.

The mature garden is low-maintenance, featuring a variety of fruit trees, and the entire property is fully walled for privacy.

While the villa is in good structural condition, it does require some updates and cosmetic improvements. The price reflects the cost of redecoration and minor enhancements, offering an opportunity to add your personal touch.

Contact us today to arrange a viewing!

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