

Baza

Duplex/Townhouse / Casa adosada

€135,000

Ref: E259



4



2



214 m²



188 m²



✓



Consumption
E - 66kW

Emissions
Applied for

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



**spanish
property**
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Carretera Estación 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€135,000 (£116,667)
Transfer tax 7%	€9,450 (£8,167)
Notary fees (approx)	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx)	€1,500 (£1,296)

Fees and Taxes

IBI property tax	€342.00 per annum
------------------------	-------------------

Standard form of payment

Reservation deposit	€3,000 (£2,593)
Remainder of deposit to 10%	€10,500 (£9,074)
Final Payment of 90% on completion	€121,500 (£105,000)

* 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 have this 4-storey detached townhouse for sale on the outskirts of a very busy town of Baza in Granada, Southern Spain 135,000 euros.

Highlights

4 floors

4 double bedrooms- 2 with fitted cupboards and units – potential for 5th bedroom

Enclosed garden

Detached with garage and workshop

Brick built BBQ

As you enter the property through a gated entrance and walk up a few steps towards the front door. Upon entering the property, you are greeted with a short hallway and an open plan living room /dining room. Coming off the hall way is a fully fitted kitchen complete with a walk-in larder which also has a gas boiler which is fed from a gas bottle. Opposite the kitchen you have a large room which will make a perfect study or another bedroom.

Also, you have a shower room on the same level. Moving further into the property you have a living area with double glazed windows on two sides which lets in loads of light. The views from the windows show off Baza and the surrounding areas with the mountains in the distance. In the living room there is a log burner for those cosy winter nights in.

Leading from the living room you have another door which leads to the ground level, and an open staircase to the first level. On this level you have got 4 good size bedrooms which have built in wardrobes. One of the bedrooms has windows on two sides which lets loads of light in. In two of the bedrooms, we have fitted dressing table areas and shelving which will be ideal for a young family so the children can do their homework or studies. On this level is also a family bathroom and also has a storage closet ideal for your towels and bedding.

Moving upstairs to the top level you are welcomed by an outdoor area of 2.5 metre x 2.5 metre, and on either side of the landing you have got two rooms both of which are sloping due to the roof. In one of the rooms the washing machine is located.

Returning down stairs to the ground level which is a garage and workshop area. In this room the heating oil for the radiators is located within a workshop area. Also, we have a small room which will be perfect for a small working area. Outside there are fruit trees on both sides of the driveway and at the bottom there is a brick-built BBQ. To enter the garden area and drive is through a double gate which leads to a local access road for the houses in the area.

On each level you have got a private intercom system so you can call the family on different levels of the house. In the living room you have regas which have an access for emergency use only.