

# Velez Rubio

## Duplex/Townhouse / Casa adosada

### €63,000

### Ref: E276



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Consumption  
Applied for

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€63,000 (£54,312)
Transfer tax 7% .....	€4,410 (£3,802)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€3,300 (£2,845)
Final Payment of 90% on completion ....	€56,700 (£48,881)

\* 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 Collaborators this Town House on the outskirts of the beautiful town of Velez Rubio. Located within a 15 min walk to the shops and restaurants. This picturesque town in Almeria is the ideal place to live for a family or a retired couple who just want to enjoy life at a slower pace. The Town house has, 3-bedrooms 1 bathroom, it needs modernizing with decoration and updating the kitchen but the scope with this property is endless and with the quirky features that this property has to offer will make an amazing home. The house itself has 3 double bedrooms, on the ground floor there is the master bedroom and bedroom 2 plus family bathroom, kitchen which needs modernizing, dining room. On the second floor there is another bedroom, a door leading out onto a fantastic balcony with views of the village and mountains. There is also a door leading down some stairs into another section of the house which would make another fabulous room, either another bedroom with ensuite or a room of your choice. There is a good-sized garage with could be included within the house, as it adjoins the kitchen. To the right of the garage is a courtyard, with animal pens which are perfect for renovating, this is a fantastic area and opening yet more opportunities as what you could achieve with this property. This property is a must see and is in a quiet part of Velez Rubio.

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