

# Velez Rubio

## Duplex/Townhouse / Casa adosada

### €200,000

### Ref: E278



5



348 m<sup>2</sup>



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€200,000 (£172,420)
Transfer tax 7% .....	€14,000 (£12,069)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

IBI property tax .....	€375.80 per annum
Refuse fees .....	€51.40 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€17,000 (£14,656)
Final Payment of 90% on completion ....	€180,000 (£155,178)

\* 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 Partner we are excited to present this large 5/6 bed Townhouse for sale for 200,000 in the heart of Velez Rubio, Almeria, Southern Spain.

The location is prime, being set in the historical old town, everything is on your doorstep or a short walk-also being the main road for the large Saturday market.

The outside facings of the grand house are attractive and well presented. Entering through the main front door into the entrance hall we are drawn to the grand feel of the property, has clearly been a special family home with an important place in the town.

With an impressive 348m2 of house, all rooms are spacious with the added bonus of high ceilings, creating even more a feel of openness.

The first room we enter is off from the entrance hall, currently used as an additional 3rd lounge, windows to the front, this room could also be utilised as a 6th bedroom.

In the middle of the home is a large dining room, with a marble staircase set to the right-hand side, built in storage cupboard, door to the courtyard, sliding doors to the main lounge. The front living room has a bay window to the front, perfect to enjoy your morning coffee.

There is a fitted kitchen, with door to the courtyard and window to the side too. At the back of the kitchen, we have a utility room, separate laundry room and bathroom.

The courtyard is split over two levels, with a pretty flower archway. On the top level there is a built-in storage room. There is plenty of space on this level to create a relaxing spa zone to enjoy the summer evenings.

Heading to the first floor via the marble staircase there is a landing halfway up with a beautiful feature round window to the rear.

On this floor we have the 4 main bedrooms- all doubles and a family bathroom. The Master Bedroom has two sets of double doors to the front leading to balconies- perfect prime position to enjoy the passing processions and fiestas. Bedroom 2 also sits to the front of the home, with a balcony. Bedroom 3 is to the side and Bedroom 4 has a balcony overlooking the courtyard.

On the second floor we have Bedroom 5 with a window to the front. There are further attic rooms, currently used for storage. These could be updated to provide additional bedrooms or would be the perfect area for a craft/hobby area.

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