

# Manilva Cortijo/Finca

€675,000

Ref: J22306



3



2



1.01 hectares



162 m²



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€675,000 (£575,303)
Transfer tax 7% .....	€47,250 (£40,271)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,278)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,557)
Remainder of deposit to 10% .....	€64,500 (£54,973)
Final Payment of 90% on completion ....	€607,500 (£517,772)

\* 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

A charming Finca located in Los Hidalgos. A lovely house nestled within rolling hills with spectacular country views, with the grounds leading all the way to the river. Whilst in the heart of nature, it is unbelievable to think you are just a couple of minutes drive away from the coast, the shops, restaurants, and Marina of Duquesa. A secret haven. The Finca has four different plots which equate to approximately 10,000 m2 of land. The main plot has a bungalow with private garden and swimming pool. The surrounding plots include a paddock for horses and stables - a perfect home for someone looking to keep horses and animals. There is a lovely long driveway leading to the Finca. The main house is south-west facing - it is in good condition with high ceilings and good quality pvc windows. You enter through a covered porch. The main door leads to a living room that has a fabulous beamed high ceiling and a lovely wood burning stove. From here, you can go up a few stairs to a dining room with a Cathedral vaulted ceiling. The kitchen is fully fitted and also has a high vaulted ceiling. The kitchen is a separate room but can easily be made open-plan to the dining room for those who may prefer an integrated living environment. The house has two wings. The first wing has a guest toilet and shower room which can be accessed from the main dining room and from a bedroom. The bedroom has built in wardrobes and direct access through glass balcony doors to the front porch with its views. The other wing from the living room has a big double bedroom that has access to the front porch, an ensuite bathroom and fitted wardrobes. There is another bedroom in this wing with glass doors and access to the back garden. Walking out of the main house, you walk down to a large terrace which then leads down to your private pool and garden that goes all the way to the river. To the right, you have the paddock and stables. The main house and its plot is all fenced in. The house has its own well. The grounds are stunning, with mature trees and gardens. A truly special property. Come view with me!

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