

# Comares

Commercial / Local Comercial

€540,000

Ref: K19774



7



7



7,000 m<sup>2</sup>



834 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€540,000 (£453,114)
Transfer tax 7% .....	€37,800 (£31,718)
Notary fees (approx) .....	€750 (£629)
Land registry fees (approx) ...	€750 (£629)
Legal fees (approx) .....	€1,500 (£1,259)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,517)
Remainder of deposit to 10% .....	€51,000 (£42,794)
Final Payment of 90% on completion ...	€486,000 (£407,803)

\* 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

This exclusive B&B is located in the countryside of Comares, 10 minutes drive to the village and only 30 km from the coast. Built to a high specification with good modern quality materials and double glazing windows, underfloor heating, silent a/c machines throughout and much more. The main house on 2 floors comprises 6 en suite rooms, 5 in the upper floor and 1 in downstairs. Downstairs there is also a reception, the lounge with lounge bar, a small restaurant and a fully equipped kitchen. A separate building contains the wellness area with a gym, spa, hamman, toilet and changing room. There are also two fully equipped guest apartments. Both apartments are finished, equipped and in use. On the upper floor, there is available space to build 4 additional rooms or 1 large community center + toilet and storage. The gardens & pool areas invite you to relax with all the comforts of a high quality hotel but located in a totally peaceful retreat in the beautiful countryside of Comares with amazing views.

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