

# Comares Villa

€279,500

Ref: K19965



2



3



1,580 m<sup>2</sup>



145 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€279,500 (£237,849)
Transfer tax 7% .....	€19,565 (£16,649)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,276)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,553)
Remainder of deposit to 10% .....	€24,950 (£21,232)
Final Payment of 90% on completion ....	€251,550 (£214,064)

\* 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 beautiful villa set among olive trees in the Andalucian countryside near the village of Comares. It has been built to a high standard, but keeping a rustic touch with wooden beams and high ceilings. You enter the gated property via the front where you find the kidney-shaped swimming pool and the terrace areas with impressive views of the countryside. Chill out space right outside the living room accessed via large glass sliding doors. The BBQ and dining area are also overlooking the pool. The villa comprises downstairs, a large fitted kitchen with a dining room area connected to the beautiful living room via an archway. Spacious living room with sliding doors overlooking the pool and with magnificent views over the countryside, also access to the back garden from here. There is also a double bedroom on this floor with an ensuite bathroom and a large utility room/wc. Upstairs we find the impressive master bedroom with vaulted high ceilings with wooden beams, fireplace and a bathroom. The Juliette balcony overlooks the pool and there is also a large terrace. This spacious bedroom has the possibility of splitting into 2 independent bedrooms if needed. The back garden is landscaped with amazing rockeries and stone walls and several chill out areas. A couple of minutes drive to restaurants, 10 minute drive to village and 50 minutes drive to the coast. Ask for your property video!

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