

# Orihuela

## Cortijo/Finca

€235,000

Ref: V20014



4



2



1,292 m<sup>2</sup>



181 m<sup>2</sup>



✓



Consumption  
D

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€235,000 (£202,594)
Transfer tax 10% .....	€23,500 (£20,259)
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% .....	€20,500 (£17,673)
Final Payment of 90% on completion ....	€211,500 (£182,334)

\* 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 South East Facing, Four Bedroom, Country Villa, in Montepinar, an attractive residential area of Orihuela, surrounded by mountains, within which, you have many sedentary routes/picnic areas. Just a five minute walk, you have a municipal sports ground with football pitch, padel court, swimming pool, bar and restaurant. Orihuela City is approximately 5 minutes by car and The Fortuna natural springs are 25 minutes drive away and the coast approximately 35 minutes. This Spanish style home of 181m<sup>2</sup>, distributed over one level, occupies a 1292m<sup>2</sup> plot and comprises: spacious covered entrance terrace, leading to the hallway; double opening doors lead into the lounge/dining room with feature fireplace and air con unit; separate fitted kitchen with a great sized utility room off, then into a shower room; two double bedrooms and two single; further family shower room. Car access leads up to a wide open tiled area, with access into the garage, which would be ideal as a workshop; plenty of mature planted areas with trees, fruit trees, bushes, etc, 10 x 4 private pool. Extras include central heating, fitted wardrobes in three of the bedrooms, two with air con units. So much potential with this villa.

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