

# San Fulgencio

Duplex/Townhouse / Casa adosada

€104,950

Ref: V20036



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96 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€104,950 (£90,199)
Transfer tax 10% .....	€10,495 (£9,020)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,289)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,578)
Remainder of deposit to 10% .....	€7,495 (£6,442)
Final Payment of 90% on completion ...	€94,455 (£81,179)

\* 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 Immaculate, South Facing, Three Bedroom Duplex Apartment in San Fulgencio is located in the heart of this Traditional Spanish town, next to Daya Vieja, Rojales & La Marina. Situated within a 5 minutes walk to the nearest amenities and facilities that this lovely area has to offer, such as bars, restaurants, shops, local town square, play park on the corner and more... The beaches can also be found within a 10 minute drive at Guardamar del Segura. This Beautiful, upstairs property comprises on the main level of an open plan fully fitted kitchen; lounge/dining room with access out to a private, covered terrace, ideal for dining al fresco; two double bedrooms; and a family bathroom. Via the internal stairs, leading to the top floor is the master bedroom of a truly fantastic size, extremely spacious, with double wardrobes, dressing area, en suite bathroom & large private solarium, ideal for BBQ, sunbathing and entertaining, all whilst enjoying the open panoramic countryside views directly in front! There is also a communal swimming pool at the rear of the property along with communal gardens. Extras with this property are fitted wardrobes in two of the bedrooms, plus air conditioning in the master and living room!!! A great price for a great property... Don't miss out!&#13;&#13;

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