

# Rafal Villa

€795,000

Ref: V20093



4



3



1,726 m<sup>2</sup>



508 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€795,000 (£680,027)
Transfer tax 10% .....	€79,500 (£68,003)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,283)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,566)
Remainder of deposit to 10% .....	€76,500 (£65,437)
Final Payment of 90% on completion ....	€715,500 (£612,024)

\* 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 West Facing, Four Bedroom, Detached Villa in Rafal, is located within minutes walk of the amenities of this traditional Spanish town. The Hospital and town of San Bartolome is just a few minutes drive, with the Historical city of Orihuela or Almoradí 10 minutes. For the golfers you have the La Finca Golf Resort and Vistabella Golf approximately 15 minutes away. This stunning villa of 508m<sup>2</sup> occupies a 1.726m<sup>2</sup> plot and boasts an imposing entrance hall with double doors leading into the long lounge/dining room, with recessed ceiling, ornate coving and doors leading out to a super covered terrace area; generous sized family kitchen/dining room; excellently fitted utility room. On the first floor there are 4 double bedrooms all with ample fitted wardrobes, master with walk in wardrobe and en suite shower room; further family shower room. The underbuild space on this property is for you to use however you wish, there is a bathroom, two rooms that the owner currently has as an office and a gym, car parking space for at least 2 cars, and has access internally and externally. There is also a super enclosed spacious sun room/dining room with kitchen/work area, also having a stone BBQ area and chimney. This opens out onto the private pool area, with tiled surround. The grounds to this property are established and private, with drive access, plenty of feature planted areas with palm trees, bushes, plants. Most rooms in the property come with air conditioning, but this property is such an individual design, viewing is a must.

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