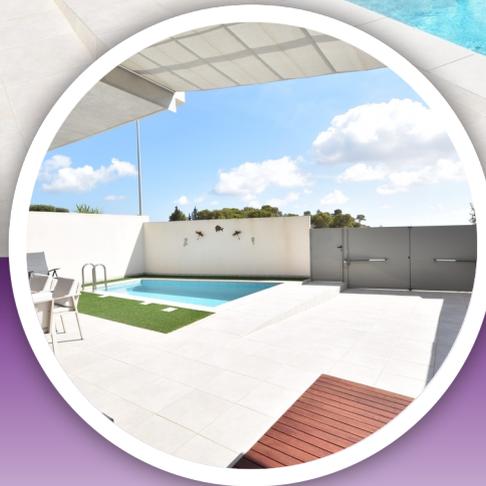


# Benijofar Villa

€385,000

Ref: V20174



3



3



240 m<sup>2</sup>



124 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€385,000 (£330,311)
Transfer tax 10% .....	€38,500 (£33,031)
Notary fees (approx) .....	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx) .....	€1,500 (£1,287)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,574)
Remainder of deposit to 10% .....	€35,500 (£30,457)
Final Payment of 90% on completion ....	€346,500 (£297,280)

\* 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

We are delighted to present to you this stunning modern style family home, located on the edge of the town of Benijofar, and in a quiet and privileged location enjoying views to the countryside and mountains. Just a short distance from this villa you have all the amenities you need in Benijofar, and the towns of Rojales and Ciudad Quesada are also only a couple of minutes drive away.

The property sits on a spacious and south facing private plot, with a private swimming pool, space for off road parking, and seating areas. There is also an outdoor shower, and plenty of storage space available around the sides of the house, as well as extras such as sun shades and a pergola for sunny summer days.

Inside the villa itself on the ground floor there is a sunny lounge with floor to ceiling glass doors opening to the terrace. The kitchen is fully fitted and modern, with all appliances and a breakfast bar / island. There is a utility room, perfect for extra storage and a ground floor double bedroom and family bathroom. Upstairs you have a further two master en suite bedrooms, one of which has a great terrace which also gives access to the solarium. This is the perfect place to enjoy the views of the area from the solarium, with a summer kitchen already pre installed for ease of use.

The villa is sold with many extras including underfloor heating in all three bathrooms, full airconditioning for heating and cooling, filtered drinking water, LED lights in the kitchen and more. Contact us today for your viewing and do not miss this wonderful opportunity!

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