

# Ciudad Quesada

Villa

€340,000

Ref: V20445



3



2



624 m<sup>2</sup>



146 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 .....	€340,000 (£282,737)
Transfer tax 10% .....	€34,000 (£28,274)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,247)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,495)
Remainder of deposit to 10% .....	€31,000 (£25,779)
Final Payment of 90% on completion ...	€306,000 (£254,463)

\* 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 Beautiful, Attractive, South Facing, Three Bedroom, Detached Villa in Quesada is located just a minute by car to La Marquesa golf course, El Recorral natural park/picnic area, five minutes in car to Quesada high street with an array of bars/restaurants/eating places, pharmacy, bank, shops.... Guardamar beach and promenade is just 10 minutes away too. This property of some 146m<sup>2</sup>, is maintained to a good standard by the owners, occupies an equally well maintained 624m<sup>2</sup> plot, benefiting from Panoramic Valley Views! Comprising of a separate fully fitted kitchen, which has updated to a modern standard; spacious family sized and extended living room; dining room; both with access out to the rear garden and private swimming pool; three double bedrooms, the master with en suite bathroom; and a family shower room. Outside is a landscaped garden, private swimming pool with plenty of space to relax, dine and entertain outdoors, including a fitted BBQ, outside kitchen and 2 bars, plus off road parking under the car port. There are also 3 wooden casitas, fitted with double beds and wifi in each... There is also planning permission in place for a further extension in to the first floor. Extras are to include an under build for storage/workshop, fitted wardrobes, ceiling fans, air conditioning in the living room, log burner, grills and a separate utility room! Great buy!

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