

# Algorfa Villa

€198,000

Ref: V20927



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216 m<sup>2</sup>



84 m<sup>2</sup>



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Consumption  
E

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€198,000 (£171,622)
Transfer tax 10% .....	€19,800 (£17,162)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,300)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,600)
Remainder of deposit to 10% .....	€16,800 (£14,562)
Final Payment of 90% on completion ...	€178,200 (£154,460)

\* 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 West Facing, Three Bedroom, Detached Villa in Montemar, is located just a couple of minutes' drive to the charming village of Algofa and a short drive or 10-minute walk to the bars, restaurants, and shops at La Finca Golf. The beautiful beaches along the coast are approximately 20 minutes away, while major amenities can be found in Almoradí, just a 5-minute drive, with Quesada and Benijófar within 8 to 10 minutes. The villa features a covered entrance terrace area, leading into the living area with a corner feature fireplace equipped with a gas fire and air con unit. The separate fitted kitchen provides access to a utility area for added convenience. There are three double bedrooms, all with fitted wardrobes, master having air con unit and a family bathroom that includes a separate shower cubicle. External stairs lead to a private solarium offering stunning countryside views, perfect for relaxing or entertaining. The garden is a mix of tiled and gravelled areas, complemented by shrubs and a tree for a touch of greenery. The under build, accessed externally, provides additional storage or potential use. Residents also benefit from access to a lovely communal pool, completing this fantastic opportunity to own a villa in the sought-after Costa Blanca South.

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