

# Catral

## Cortijo/Finca

€365,000

Ref: V22064



3



2



2,300 m<sup>2</sup>



139 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€365,000 (£315,871)
Transfer tax 10% .....	€36,500 (£31,587)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€33,500 (£28,991)
Final Payment of 90% on completion ....	€328,500 (£284,284)

\* 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 Facing, Three Bedroom, Detached Villa in Catral is located in the peaceful countryside, just a 5-minute drive from the amenities of both Catral and Dolores. Ideally situated, the beautiful beaches of the Costa Blanca South can be reached in just 15 minutes, with a range of excellent golf courses around a 20-minute drive away. This key ready, single-level villa offers a generous 139m<sup>2</sup> build on a spacious 2,300m<sup>2</sup> fully walled plot. A charming circular covered entrance terrace welcomes you into the bright open-plan living area, which features double-opening doors that allow natural light to flood the space. The modern, open-plan fitted kitchen includes a breakfast bar and a door leading directly out to the garden. There are three double bedrooms, all with built-in wardrobes, and two stylish shower rooms, including an en suite to the master bedroom. The home also benefits from pre-installed air conditioning and is equipped with 3 solar panels for improved energy efficiency. External stairs lead to a private solarium offering lovely mountain and countryside views — an ideal spot for relaxing in the sun. The low-maintenance gravelled plot offers ample off-road parking and plenty of space to add a private pool if desired. This is a fantastic opportunity to enjoy peaceful rural living with modern comfort and easy access to all amenities on the Costa Blanca South.

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