

Competa Villa

€425,000

Ref: X22626



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2,457 m²



226 m²



✓



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Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€425,000 (£367,923)
Transfer tax 7%	€29,750 (£25,755)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,299)

Standard form of payment

Reservation deposit	€3,000 (£2,597)
Remainder of deposit to 10%	€39,500 (£34,195)
Final Payment of 90% on completion	€382,500 (£331,130)

* 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 four-bedroom villa offers the perfect blend of style, comfort, and Andalusian charm—just a 15-minute walk from the picturesque village of C mpeta. Set on a private, gated 2,500m² plot with mature gardens, a sparkling pool, and stunning panoramic views, this property is ideal as a permanent home or a high-yield holiday rental.

The spacious 226m² interior is thoughtfully designed for modern living, featuring a large open-plan lounge and kitchen with elegant black marble worktops, solid wood cabinetry, and direct access to the pool terrace and BBQ area—perfect for indoor-outdoor entertaining. On the ground floor, you'll find three generous double bedrooms, including one with an en-suite, and a luxurious family bathroom complete with Jacuzzi bath, double vanity, and separate shower.

A private tower suite, accessed externally, offers a separate shower room and sun terrace—ideal for guests, teenagers, or use as an owner's retreat.

Comfort is assured year-round with gas central heating, ceiling fans throughout, double-glazed tilt windows, and a cozy integrated log burner. The property is sold fully furnished, including stylish Italian designer light fittings, making it completely move-in ready.

The landscaped gardens are planted with citrus, fig, almond, and Mediterranean shrubs, while a mature olive tree provides shade over the gravel driveway and parking area. The pool terrace, complete with outdoor shower and built-in brick BBQ, is the perfect spot to enjoy long, sunny days and warm evenings.

Mains water and electricity are connected, with a water deposit and pump house ensuring consistent supply. Internet and TV are accessed via SIM card and can be upgraded if desired.

Ideally located just a 3-minute drive (1.3km) from C mpeta's vibrant center, 30 minutes (17km) from the beach, and only 60 minutes (66km) from M laga Airport, this villa offers an exceptional lifestyle opportunity in one of southern Spain's most desirable regions.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) est  disponible