

# Partaloa Villa

€245,000

Ref: A1085



4



4



1,150 m²



616 m²



✓



✓



✓



Consumption  
B - 39kW

Emissions  
B - 6kg



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## Property Purchase Expenses

Property price .....	€245,000 (£211,215)
Transfer tax 7% .....	€17,150 (£14,785)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

IBI property tax .....	€1109.02 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€21,500 (£18,535)
Final Payment of 90% on completion ....	€220,500 (£190,093)

\* 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

\*\*\*RECENTLY REDUCED\*\*\*

This is a stunning four-bedroom, four-bathroom villa situated in the local village of Partaloo, with its bars, restaurant, school, bakery and doctor's surgery. The large town of Albox is just 10 minutes away, where you will find all the amenities, including several large supermarkets in addition to a typical Spanish street market held on a Tuesday every week of the year.

On entering the property, you walk into a stunning entrance hallway that has a vaulted ceiling and arch windows that let in an abundance of natural sunlight. There is a fantastic pellet burner in this area, allowing heat to pass through to all rooms in the winter months. The entrance hall is spacious enough to lend itself to a reception room.

This vast hallway leads to the rest of the property. Firstly, we have an amazing, spacious, modern lounge/dining room, a wonderful space for entertaining with a feature log-burning fireplace. From the lounge, we have a tastefully tiled kitchen diner with solid granite worktops and a central island with a built-in electric hob, integrated oven and microwave. A door from the kitchen leads to a good-sized utility area, where the washing machine is located, and extra storage cupboards.

Back in the hallway, a door accesses the first of the good-sized double bedrooms, currently setup as a spacious office. A further door leads to the second of the double bedrooms. This room benefits from an amazing walk-in wardrobe area and a magnificent en-suite bathroom with twin vanity units and a fantastic double walk-in shower unit. Toilet and bidet.

An archway in the hallway leads through to the two remaining good-sized double bedrooms and the family bathroom of the home, which enjoys a full bath and separate double shower toilet, bidet and vanity, all with a lovely tile and granite finish. Again, from the hallway, a staircase leads you to the basement area of the property, which has been set up as a lounge with a kitchen and diner. This room also has a feature fireplace and a handy walk-in storage cupboard.

This area also leads out to an impressive underbuild area and the garage entry. There is the potential to utilize this space for further accommodation, as there are two rooms down on this level currently being used as a second office space and a craft room. Outside the electric garage door, there is another storage room. There is also a separate toilet on this level with a vanity unit.

The outside space of the villa is very impressive. There are electric gates for vehicle access leading down the side of the villa for extra parking in addition to your own garage entrance. To the rear of the property is the swimming pool area, a great space with plenty of space for lounging and outside dining. To the side is a very handy outside BBQ and kitchen area with sink, and next to this is a shower room with vanity and W.C.

To the rear of the swimming pool area, there is a piece of land that could be utilized for furt...

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