

# Huercal-Overa

Village House / Casa de Pueblo

€35,000

Ref: A1096



2



2



113 m<sup>2</sup>



144 m<sup>2</sup>



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€35,000 (£29,490)
Transfer tax 7% .....	€2,450 (£2,064)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Fees and Taxes

Refuse fees .....	€145.36 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€500 (£421)
Final Payment of 90% on completion ....	€31,500 (£26,541)

\* 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

\*REDUCED\*

This fantastic renovation project which is a traditional village house with a plot area of 113m<sup>2</sup> and a build size of 144m<sup>2</sup>, with the potential to be a splendid house consisting of 2 bedrooms, 2 bathrooms, a lounge / diner and a kitchen.

This property will offer the possibility of a lovely courtyard area to the rear and a second outside living area in the form of a roof terrace.

Set nicely in the busy bustling town of Huerca Overa, within easy walking distance of all the amenities it has to offer including, shops, café bars, restaurants, community swimming pool, theatre, banks, chemists and four large supermarkets, medical center and state of the art hospital.

Commute to the beach would be about 35 to 40 minutes by car. Although this property does not come with a parking space, you will easily find plenty of spaces in the neighboring streets.

This property is a steal at this price, taking into account its great location, this could be potentially a wonderful family home, or a great find for someone looking for an investment property.

Entering the main area of the house, you encounter, what could be a great lounge and dining room, with plenty of room to create an entry hallway with adjoining door to the lounge area, quite a lot of work has been undertaken by the present owner regarding structural safety and drainage throughout the building. On from this area is a hallway where there is plenty of room to install a good-sized family bathroom with shower.

Continuing through the hallway, you are led to what could be an amazing kitchen and diner, from here double doors would lead out to a lovely private courtyard area, with a set of stairs leading up to the roof terrace. Back to the hallway where the bathroom would be, a set of stairs lead to the first floor of the property, here from this landing, you have a door that leads out to the roof terrace also, and entry to what is a very spacious first floor room a traditional wood beamed high ceiling.

The possibility is to have two bedrooms on this floor if desired, with the possibility of one en suite. The roof terrace has wonderful views out over the town and out to the surrounding countryside beyond. This property is in need of someone with the right vision and imagination to transform this house into a dream home in a fantastic part of Spain.

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