

Albox Cortijo/Finca

€499,000

Ref: A1284



7



6



8,621 m²



353 m²



✓



✓



✓



Consumption
E - 134kW

Emissions
E - 25kg

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Property Purchase Expenses

Property price	€499,000 (£415,108)
Transfer tax 7%	€34,930 (£29,058)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,248)

Fees and Taxes

IBI property tax	€264.46 per annum
Refuse fees	€148.28 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,496)
Remainder of deposit to 10%	€46,900 (£39,015)
Final Payment of 90% on completion	€449,100 (£373,597)

* 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

The current owner has transformed this gorgeous, immaculately kept two storey, 7 bed, 6 bath renovated Cortijo situated just outside the market town of Albox into an opulent rental accommodation business that oozes its future income potential.

The house possesses all of the necessary licences for the operation of the rental business side of things and briefly consists of, 6 separate independent apartments that make up the overall property, which the owner rents out for vacation rentals.

The main house has 2 bedrooms, 1 bathroom, a large spacious kitchen with lovely views out over the local area, a living room, and a covered patio again making the most of those views, the other 4 apartments are all well designed and all feature beautiful en suite bathrooms with lovely shower units in each and all of the individual apartments come with their own names keeping in with the style of the property such as the Casita, Granada, Limon, Papaya, Oliva and Cereza.

The building is 353 m² in total which is huge and comes with and hot and cold air conditioning throughout along with double glazing, a separate laundry which includes a water filter system and the plot is 8,621 m² which again is of a good size.

On the outside of the property there is a very inviting 8m x 4m bespoke swimming pool that is perfect for relaxing in after a busy day and the gardens also includes a variety of fruit trees planted around the large plot, there is a terrace with a 360 degree view of the mountains, along with several planted areas. The home has beautiful private zones and has a large terrace to the front south side of the property where you can sit and take in the Spanish lifestyle.

This home is available for immediate occupation and the business is fully operational meaning that any potential purchaser could be up and running their own rental premises very quickly indeed or alternatively the dwelling could make a terrific home for a large family and comes with ample parking for several vehicles.

The property is semi-detached to a smaller house.

This is a beautiful, must see property and potentially a great investment, being less than a 5 minute drive to the bustling market town of Albox and 40 minutes to the fabulous Almeria coastline where you will find towns such as the harbour/marina of Garrucha, along with the historic hillside village of Mojacar which is a must see. If you would like more information on this stunning property or you would like to arrange a viewing, please contact us.

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