

# Tabernas Cortijo/Finca

€449,000

Ref: A1327

SOLD



7



5



3,680 m<sup>2</sup>



407 m<sup>2</sup>



✓



✓



✓



Consumption  
D - 114kW

Emissions  
D - 24kg



spanish  
property  
CHOICE

Tel: +34 950 615 388  
www.spanishpropertychoice.com

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€449,000 (£375,108)
Transfer tax 7% .....	€31,430 (£26,258)
Notary fees (approx) .....	€750 (£627)
Land registry fees (approx) ...	€750 (£627)
Legal fees (approx) .....	€1,500 (£1,253)

## Fees and Taxes

IBI property tax .....	€500.03 per annum
Refuse fees .....	€200.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,506)
Remainder of deposit to 10% .....	€41,900 (£35,005)
Final Payment of 90% on completion ...	€404,100 (£337,597)

\* 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

\*\*\*SOLD SEPT 24\*\*\*

We are pleased to be able to offer you the opportunity to purchase a beautiful Cortijo with an independent casita, located in Tabernas.

The grounds where the properties are located are stunning and offer incredible views of the surrounding countryside and also a large 65m<sup>2</sup> private swimming pool.

The grounds are well maintained and cater for low maintenance care.

Both of the properties are well maintained and offer a new swimming pool and updated fixtures and fittings throughout.

The properties sit on a large landscaped plot of 3680 square meters.

Access to the main property will take you directly in to a hallway.

Directly ahead, you enter the good sized kitchen, a lovely light and bright room, offering ample storage and white goods in the form of an American style fridge/freezer, built in ovens and hob.

The window looks out on to the BBQ area of the garden.

To the left of the front door you access the snug. This is an ideal space, with glass doors taking you out to the front terrace.

Here you will find a wood burner, ideal for those cooler evenings.

From here you have a hallway, which takes you to one of the three bedrooms and also a family bathroom, fully tiled and offering a bathtub with overhead shower.

Returning to the hallway, opposite you enter the open plan living and dining room area. This is a large light room. Again there is a wood burner.

Views from here are of the front garden and patio area, including the pool.

A part glassed door will take you to the second bedroom. Again this is a good sized room.

Then to the second family bathroom. This has a walk in shower, vanity unit and toilet.

Finally the good sized third bedroom.

Returning to the living and dining room, a staircase will take you to the first floor of the property. Here you will find a further two bedrooms.

One of these is a huge space, with a dressing room and en-suite bathroom offering a walk in shower and Jack and Jill sinks.

Continuing on, you have access to a further room, which could be used as an additional bedroom or upstairs sitting room with double glass doors to a large terrace area.

From here you have wonderful views of the garden, pool and surrounding countryside and mountains.

The casita consists is a good size open plan. There is a large lounge/dining area with access to the kitchen area via a large archway.

Returning to the living area you then have access to the three bedrooms and independent family bathroom offering a walk in shower.

The second bedroom continues to the third bedroom and this offers an en-suite bathroom.

There is a Jacuzzi in its own sunroom