

Albox Villa

€184,950

Ref: A1347

SOLD



3



2



1,881 m²



162 m²



✓



✓



✓



Consumption
E - 178kW

Emissions
E - 35kg



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	€184,950 (£159,325)
Transfer tax 7%	€12,947 (£11,153)
Notary fees (approx)	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx)	€1,500 (£1,292)

Fees and Taxes

IBI property tax	€211.84 per annum
Refuse fees	€47.36 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,584)
Remainder of deposit to 10%	€15,495 (£13,348)
Final Payment of 90% on completion	€166,455 (£143,393)

* 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 JANUARY 2024

Spanish Property Choice are pleased to be able to offer you an opportunity to purchase a lovely villa situated just a short walk from Albox where you will find all the amenities that you will need. The villa offers stunning views of the countryside and mountains.

This property of 162m² on an equally impressive plot of 1881m² consists of a spacious living-dining-kitchen, 3 bedrooms, 2 bathrooms internally, plus a separate shower room in a casita built in the garden, and a small private pool.

Access to the property is via double gates and leads onto a large area big enough to park several cars. The generously sized plot has numerous paved areas but is predominantly laid to gravel for easy maintenance. Well established shrubs, and trees provide character and also offer some much needed shade during the summer months.

Entrance into the property leads through an arched built in area, ideal for year long alfresco living and dining and then directly through the main door into the spacious open plan living-dining and kitchen area.

The living room offers a feature log burning stove, perfect for those cooler winter evenings. Numerous windows allow light to flood into the room, and a door from the kitchen leads out to the garden areas. The kitchen is fully fitted with a good range of wall and base units plus all appliances. A breakfast bar enables additional dining space or simply a place to sit and have a coffee.

A door leads to a small hallway to the bedrooms and bathrooms.

Bedroom one is a good sized double with fitted wardrobes and doors that lead out to the terrace. An on suite bathroom compliments this room and consists of a W.C, hand basin, small bath plus a shower cubicle. The bathroom is tiled for easy maintenance.

Bedroom 2 is also a good size double with sufficient room for wardrobes and other items of bedroom furniture.

Bedroom 3 is also a great size with fitted wardrobes plus doors that lead out to a paved terrace; perfect for enjoying a morning coffee whilst taking in the beautiful views.

The family bathroom has a built in shower, WC and sink, a window for light and ventilation and is also tiled for easy maintenance.

The garden areas are predominantly laid to gravel with terraced areas. The pool area is terraced and is situated adjacent to the villa.

From the terrace, steps lead to a large roof top terrace that provides stunning views of the countryside.

The garden also has a good size store room plus a casita housing a separate shower room with a toilet and sink.

The vendor is open to offers so for more information or to arrange a viewing please call 0034 950615388

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