

# Cantoria

## Village House / Casa de Pueblo

€149,950

Ref: A1372



5



2



822 m<sup>2</sup>



184 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 121kW

Emissions  
D - 23kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€149,950 (£126,075)
Transfer tax 7% .....	€10,497 (£8,825)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,261)

## Fees and Taxes

IBI property tax .....	€118.90 per annum
Refuse fees .....	€148.72 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,522)
Remainder of deposit to 10% .....	€11,995 (£10,085)
Final Payment of 90% on completion ....	€134,955 (£113,467)

\* 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

This is a lovely traditional village house which has recently been renovated, located in a small hamlet midway between the three villages of Almanzora, Arboleas and Cantoria. The village of Cantoria itself offers a wide range of amenities including its Town Hall, a post office, a selection of shops, banks, bars and restaurants. There is also a sports centre which includes a basket ball court, a football pitch and a public swimming pool. The village was originally founded in the early eleventh century is steeped in history and includes the large church in the center of the village which dates back to the late 1800's.

It is a large imposing property which sits on two separate areas of land the first being the house itself and the second is the garden area adjacent, plus the property has road access right to the front of the house which enjoys lovely mountain views over the local valley.

You enter the house through the front door which takes you directly into a hallway where you will find on the left the first double bedroom and opposite the second double bedroom. Both bedrooms enjoy fantastic mountain views and are big enough for free standing wardrobes and additional furniture such as bedside tables and chest of drawers.

From here an archway will take you in to the open plan kitchen and family lounge. The fully fitted kitchen has been recently renovated with modern white cabinets and kitchen electricals. The living space is a generous size which stays cool in the hot summer months due to its North orientation.

Continuing down the hallway is a family bathroom which has bright ceramic tiling to the walls and onwards stairs will take you up to the first floor where you will find the family shower room.

Also on the upper level of the house is a small room that could be used for further sleeping accommodation should it be needed plus there is also the primary bedroom which is of a good size and a further guest bedroom with most of the first floor windows making the most of that terrific view. A wide hallway leads out onto a Juliet balcony.

Across from the house is an elevated seating area, offroad parking for several vehicles and also the large ornamental garden area which contains a variety of palm and yucca plants along with a selection of fruit trees. There is also a very useful storage workshop/man cave along with a gazebo area and artificial grass area where you can sit and take in the lovely Spanish weather. There is plenty of room for an above ground swimming pool with all day sunshine and privacy from the local houses.

This is a lovely must see property for anyone wanting a traditional slice of Spanish life.

Contact us to arrange a viewing.

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