

# Albox

## Cortijo/Finca

€235,000

Ref: A1374

RESERVED



4



4



9,748 m<sup>2</sup>



238 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 243kW

Emissions  
E - 50kg

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## Property Purchase Expenses

Property price .....	€235,000 (£198,516)
Transfer tax 7% .....	€16,450 (£13,896)
Notary fees (approx) .....	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx) .....	€1,500 (£1,267)

## Fees and Taxes

IBI property tax .....	€256.70 per annum
Refuse fees .....	€47.36 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,534)
Remainder of deposit to 10% .....	€20,500 (£17,317)
Final Payment of 90% on completion ...	€211,500 (£178,665)

\* 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

**\*\*RESERVED SEPTEMBER 24\*\***

Spanish Property Choice are delighted to offer you this single storey, four bedrooms, four-bathroom cortijo, built on rustic land surrounded by Almond trees and situated in the beautiful countryside close to the bustling market town of Albox.

Due to location the property is not overlooked and boasts some sensational views across the surrounding countryside. The land is currently underused and has the potential for commercial or natural development. There are two plots included, one of 7248m<sup>2</sup> and the other 2500m<sup>2</sup>. The boundary is mainly defined with wire fencing except for the walls on either side of the main entrance.

A private gated entrance leads you through a spacious parking area which can accommodate multiple vehicles.

The gravelled path leads you to the main property entrance. Walk into the hallway with a door opposite which takes you into a guest bedroom. On either side there are arched entrances. Turn right into a good sized living/dining room accommodating a three seater sofa, dining room and chairs plus has a log burner to enjoy on those chilly evenings.

Continue through to two of the bedrooms plus a guest bathroom. This area also benefits central heating. Both of these large bedrooms include en-suite bathrooms, one of them has a spacious dressing area.

Back through to the hallway and to the left side you enter the large kitchen area. This large and bright kitchen includes all your main appliances including dishwasher, washing machine and wine cooler. There is plenty of storage space and tiled for easy wipe down cleaning.

An arched entrance leads you into the second living room area which can accommodate a large sofa and additional furniture. This room also features a log burner. A separate door leads you into the fourth bedroom which is also spacious, bright and benefits from its modern en-suite with under floor heating.

From the living room, a door leads you into a large courtyard which can easily accommodate some large garden furniture. There are lockable cast iron doors which make this courtyard and access to the house secure.

Stepping outside the property via this courtyard you will appreciate how extensive the plot is. A short stroll takes you to the above ground pool and lounge area. On one side of the property you also have a feature external oven.

The owner was intending to divide the property and have the right side as self contained rental and the left side their home, with the external space being shared.

If you would like more information about this property or to arrange a viewing, please call Spanish Property Choice on 0034 950 615 388

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