

# Partaloa Villa

€179,995

Ref: A1379

RESERVED



3



2



615 m<sup>2</sup>



129 m<sup>2</sup>



✓



✓



✓



Consumption  
F - 349kW

Emissions  
F - 71kg

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## Property Purchase Expenses

Property price .....	€179,995 (£154,022)
Transfer tax 7% .....	€12,600 (£10,782)
Notary fees (approx) .....	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx) .....	€1,500 (£1,284)

## Fees and Taxes

IBI property tax .....	€339.97 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,567)
Remainder of deposit to 10% .....	€15,000 (£12,835)
Final Payment of 90% on completion ...	€161,996 (£138,620)

\* 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 APRIL 25\*\*\*

This is a fantastic, single storey, detached villa with a private swimming pool, offering a great location on a modern urbanisation of similar properties and which is within a few minutes walk of the local village.

The property is larger than the average three bedroom villa and is located just outside the village of Partaloa, which is located just a few minutes drive away from the towns of Albox and Cantoria where you will find many amenities including a football stadium, health centre and as many restaurants, supermarkets and shops you should ever need.

The coast is around 45 minutes away with transport links being of the highest quality with all new highways throughout the area and during the winter months the ski slopes of the Sierra Nevada Mountains are around a 2 hour drive away.

Access to the property is tarmac and the grounds are accessed through double gates leading into a front garden area from where you get some terrific vistas of the local surrounding countryside and the distant mountains. This space offers private parking and with the perimeter walling all being built of rustic stone this gives a property a lovely blend of the old and the new.

There is a further small garden space at the side of the property and on the opposite side on the villa you will find a large patio area surrounding the private swimming pool and there is also a fly free enclosure to the rear of the house. Heading inside the property via the main covered porch of the property you enter directly through the front door into the large main living space, which is a very spacious room with a traditional fire place, with an additional open plan circular room attached to the lounge which is currently being used as a dining space.

The living space also benefits from having hot and cold air-conditioning along with patio doors that lead out to the gardens to the side of the house on the one side and on the other are further double doors leading out to the pool area.

Off from the lounge there is the high-quality kitchen that is accessed through an archway, which is again roomy, and offers plenty of cupboard space both top and bottom and comes with fitted appliances throughout and black stone work surfaces.

The remaining sections of the property all lead off of the central hallway, with the first room being the family bathroom, which once more is very spacious and well-equipped, in this case with a full size bath tub. Further along the hallway to the first of the two guest bedrooms which is a well-sized double bedroom with built in wardrobes for storage and benefits from terrace doors to the gardens.

At the very end of the hallway is the master bedroom, once more being large enough to accommodate a double bed as well as being fitted with air-conditioning, terrace doors to the side terrace area, plus the added benefit of a modern en-suite bathroom with shower cubicle and this bedroom also co...