

La Alfoquia

Duplex/Townhouse / Casa adosada

€89,950

Ref: A1401



4



2



119 m²



122 m²



✓



30 min.



✓



Consumption
E - 182kW

Emissions
E - 33kg

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Property Purchase Expenses

Property price	€89,950 (£75,927)
Transfer tax 7%	€6,297 (£5,315)
Notary fees (approx)	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx)	€1,500 (£1,266)

Fees and Taxes

IBI property tax	€182.82 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,532)
Remainder of deposit to 10%	€5,995 (£5,060)
Final Payment of 90% on completion	€80,955 (£68,334)

* 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 town house, located in the village of La Alfoquía, within the municipality of Zurgena offering four bedrooms and two bathrooms.

La Alfoquía is a charming traditional town, and offers many amenities for day to day living, with supermarkets, Restaurants, Cafe's, Bars.

There is an old railway station and lots of lovely walkways through the centre of the town.

On entering the property, you are led into a hallway.

As is the Spanish tradition, immediately on your left you have the downstairs bedroom. This is a good sized double.

Continuing along the hallway, you reach your lounge. Here you will find an open fireplace for those cooler winter evenings. The room is light thanks to the window facing to the front of the property.

Opposite here is the guest bathroom, with a walk in shower.

Then you reach your kitchen.

This is a good size and offers you storage and work space. There is also an ideal utility area, for housing the washing machine etc. and offering storage.

A glass doorway in-between the kitchen and utility areas, takes you to your private patio area.

This is a lovely space to sit and relax, whilst enjoying the warm climate this area offers.

Returning to the hallway, stairs will take you to the first floor.

Here you will find lots of different rooms, four, not including the family bathroom and the walk in store area!

There is a large room, then the main bedroom, with fitted wardrobes. Following this you have a space for storage/walk in wardrobe, then moving onto the family bathroom, which is fully tiled and offers a bath tub with fitted glass curtain.

Then you have the final room, that is separated via a doorway.

There are several options that you have, for the full usage of this space.

A glass doorway from the first room will take you out the upstairs terrace area, again a lovely space to enjoy the warm climate and offering views to the countryside.

The property has air-conditioning throughout.

Parking is available.

Contact us on 0034 950 615 388 to arrange a viewing of this property.