

# Cantoria Villa

€399,950

Ref: A1410



5



5



3,042 m<sup>2</sup>



268 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 219kW

Emissions  
E - 44kg

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**Ref: A1410 — <https://www.spanishpropertychoice.com/A1410>**

## Property Purchase Expenses

Property price .....	€399,950 (£337,458)
Transfer tax 7% .....	€27,997 (£23,622)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,266)

## Fees and Taxes

IBI property tax .....	€567.99 per annum
Refuse fees .....	€148.28 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,531)
Remainder of deposit to 10% .....	€36,995 (£31,215)
Final Payment of 90% on completion ....	€359,955 (£303,712)

\* 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 stunning 5 bed, 5 bath villa situated just outside Cantoria village, the property comes with a 8m x 4m private swimming pool, a lovely guest house/Granny annex with a separate entrance, a solar hot water system, air conditioning throughout and has stunning views of the mountains and countryside; the villa includes a build size of 268m<sup>2</sup> and a plot size of 3,042m<sup>2</sup> that is fully walled and gated. The town of Albox is just a 10 minute drive away where you will find all the amenities such as additional supermarkets, pharmacy, cafes, bars and restaurants etc.

On entering the property grounds there is a large tarmac drive big enough to park multiple cars, there is also a carport for a vehicle.

Entrance to the villa is accessed via an ornate marble staircase that brings you to the entrance of the property, on the right is a large fully fitted kitchen with granite worktops, to the left of the kitchen is a separate toilet, the hallway then leads to the large lounge dining room with feature log burner and doors that lead to the terrace overlooking the pool. There is a corridor off the lounge to 3 large double bedrooms, two have access to the pool and one has double doors that open onto a small balcony big enough for a table and chairs. The pool area also has a bar and outside kitchen.

From the lounge up another ornate marble staircase you will find the master bedroom with built in wardrobes, ensuite bathroom with corner bath and access via patio doors to the lovely balcony with the stunning views of the mountains and country side.

There is a huge underbuild that is used for storage and the gardens have a variety of established trees and plants that are low maintenance. This really is a property with the WOW factor and is definitely worth a viewing!

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