

Arboleas Villa

€299,995

Ref: A1415



4



3



693 m²



270 m²



✓



✓



✓



Consumption
E - 150kW

Emissions
E - 29kg



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Property Purchase Expenses

Property price	€299,995 (£248,411)
Transfer tax 7%	€21,000 (£17,389)
Notary fees (approx)	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx)	€1,500 (£1,242)

Standard form of payment

Reservation deposit	€3,000 (£2,484)
Remainder of deposit to 10%	€27,000 (£22,357)
Final Payment of 90% on completion	€269,996 (£223,570)

* 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

****Recently Reduced****

This impressive 4 bedroom, 3 bathroom villa combines space, comfort and an ideal location. Set in the sought after community of Arboleas, this fully detached property is just a few minutes outside of the bustling market town centre with excellent views of the surrounding countryside.

Nestled in a quiet and desirable neighbourhood, this villa is close to local amenities and is just a 30 minute drive to the stunning coastal resorts of Mojacar, Vera playa and Villaricos.

The property has been fully renovated and requires furnishing and a kitchen installed, offering the opportunity to put your own finishing touches to the home.

The grounds are low maintenance with 2 vehicle gated entrances with off road parking, as well as a pedestrian gated entrance.

The front of the villa has a large conservatory which would make an ideal winter lounge.

Internally there is an entrance hallway, immediately to the left of the first double bedroom, a family shower room and the primary suite with walk in closet and en suite.

The open plan living space is bright and airy, with patio doors leading to the rear gardens and swimming pool.

From the dining and kitchen area is another hallway leading to the utility room, third bedroom and a further bathroom.

With a private external and internal access there is a separate living accommodation which could be a studio apartment with an independent kitchen, ideal for renting out or space for visiting family and friends.

The rear gardens offer a sunny area with terraces, private swimming pool and a poolside building where the pool machinery is stored.

Whether you are looking for a permanent residence, a holiday retreat or a business investment opportunity, this property offers it all.

*Owner confirms that the Licence of First Occupation is approved by Town Hall and he will ensure to obtain upon point of sale.