

# Macael

## Village House / Casa de Pueblo

€129,000

Ref: A1420



3



2



244 m<sup>2</sup>



213 m<sup>2</sup>



✓



Consumption  
C - 66kW

Emissions  
C - 12kg

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**Ref: A1420 — <https://www.spanishpropertychoice.com/A1420>**

## Property Purchase Expenses

Property price .....	€129,000 (£106,451)
Transfer tax 7% .....	€9,030 (£7,452)
Notary fees (approx) .....	€750 (£619)
Land registry fees (approx) ...	€750 (£619)
Legal fees (approx) .....	€1,500 (£1,238)

## Fees and Taxes

IBI property tax ..... €155.43 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,476)
Remainder of deposit to 10% .....	€9,900 (£8,169)
Final Payment of 90% on completion ...	€116,100 (£95,806)

\* 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

Nestled in the picturesque village of Tahal, this traditional 3 bedroom village house offers a large build size with outdoor space and terraces. Set in the heart of the region known for its beautiful marble and breath taking landscaped, this property is ideal for those seeking a peaceful village lifestyle.

Almeria city and coastline is a 45 minute drive whilst many local towns are within a short drive where you can access all amenities including schools, shops, bars and restaurants.

With street parking to the front, the property is situated just off the village church square. Internally the home is full of charm with andalucian tiles and wooden beams and consists of an entrance reception room that leads through into the main dining area, a large space with feature fireplace.

A separate living room also comes with a wood burning fire which heats through into the first double bedroom.

The kitchen is traditional yet functional with patio doors leading out into the private courtyard.

Also, downstairs there is a utility and storage room as well as a full size family bathroom.

On the upper floor there is a second bedroom, family shower room and generous size primary bedroom with built in wardrobes.

A detached room with external access is used as an entertainments space with a secondary cooking area.

The large exterior space is very unique for a village house and consists of a central courtyard, sun terrace above the entertainment room, pathway down to a lower courtyard and large lock up storage room/workshop.

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