

Arboleas Villa

€219,995

Ref: A1441



3



2



608 m²



113 m²



✓



✓



✓



Consumption
Applied for

Emissions
Applied for

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Ref: A1441 — <https://www.spanishpropertychoice.com/A1441>

Property Purchase Expenses

Property price	€219,995 (£187,568)
Transfer tax 7%	€15,400 (£13,130)
Notary fees (approx)	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx)	€1,500 (£1,279)

Fees and Taxes

IBI property tax	€324.30 per annum
Refuse fees	€194.28 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,558)
Remainder of deposit to 10%	€19,000 (£16,199)
Final Payment of 90% on completion	€197,996 (£168,811)

* 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 detached 3 bedroom, 2 bathroom villa is nestled in a serene setting with breathtaking views of the surrounding countryside and rolling mountains.

Los Higuerales offers peace and quiet, with the local restaurant just a short 5 minute drive away and 15 minutes to the local towns of Arboleas and Albox which offer a wide range of supermarkets, shops, restaurants and a weekly market.

This beautifully presented single story villa offers the perfect blend of comfort, style, and potential. Immaculately maintained throughout, the property features a bright and airy living and dining room and an open modern kitchen.

There are 3 double bedrooms, 2 having built in wardrobes.

The larger bathroom comes with a full jacuzzi bathtub and walk in shower and the second shower room is also a great size.

A standout feature is the detached garage, complete with its own shower room, offering exciting potential for conversion into a guest suite, home office, or private studio.

Set on generous fully fenced plot of land, the outdoor space is equally impressive. Whether you envision peaceful mornings taking in the scenery or creating your dream garden, the expansive grounds provide endless opportunity, all framed by incredible panoramic views.

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