

# Oria Villa

€159,995

Ref: A1443



2



2



776 m<sup>2</sup>



96 m<sup>2</sup>



✓



✓



Consumption  
E - 298kW

Emissions  
E - 62kg

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## **Property Purchase Expenses**

Property price .....	€159,995 (£138,540)
Transfer tax 7% .....	€11,200 (£9,698)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,299)

## **Fees and Taxes**

IBI property tax .....	€202.01 per annum
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## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,598)
Remainder of deposit to 10% .....	€13,000 (£11,256)
Final Payment of 90% on completion ....	€143,996 (£124,686)

\* 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**

Discover this delightful 2-bedroom, 2-bathroom villa nestled in the peaceful countryside of Oria. Set on a generously sized plot, this well-maintained property offers stunning panoramic views of the surrounding hills and countryside, providing a perfect escape from the hustle and bustle.

In the hamlet of properties and only a 3 minute walk you have a small bar.

The villa features a fully fitted kitchen, ideal for home cooking and entertaining, along with a spacious living area that flows effortlessly onto outdoor terraces. Both bedrooms are bright and comfortable, with the master enjoying an en-suite bathroom for added convenience.

Step outside to enjoy the large, private plot with plenty of space for gardening, relaxing, or even adding a pool. A standout feature is the roof solarium – a perfect spot to soak up the sun, stargaze, or simply take in the spectacular vistas.

Ideal as a permanent residence, holiday home, or rental investment, this villa combines tranquility, comfort, and captivating scenery in one inviting package.

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