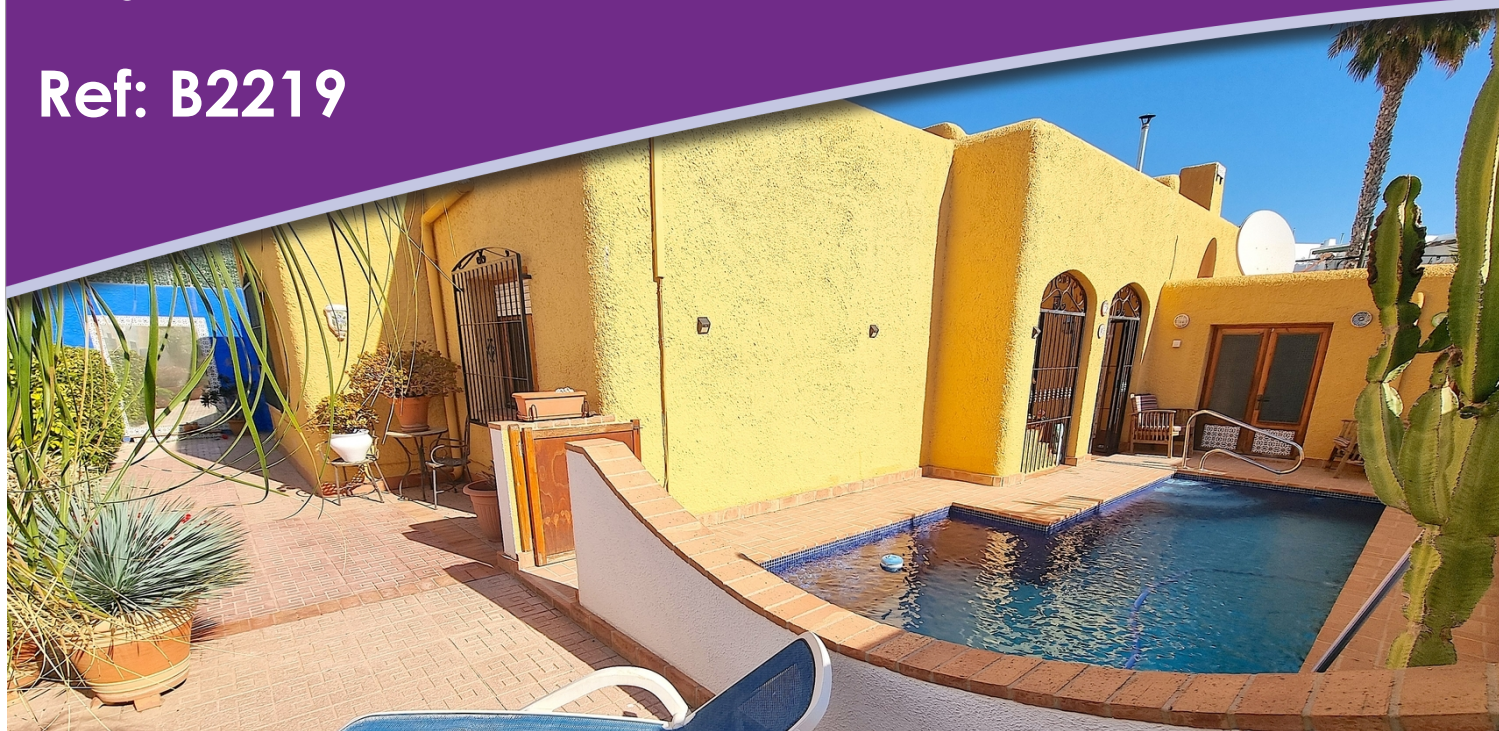


Mojacar Villa

€454,000

Ref: B2219



3



2



400 m²



146 m²



✓



✓



1 min.



Consumption
D - 98kW

Emissions
D - 18kg

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Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



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Property Purchase Expenses

Property price	€454,000 (£390,817)
Transfer tax 7%	€31,780 (£27,357)
Notary fees (approx)	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx)	€1,500 (£1,291)

Fees and Taxes

IBI property tax	€488.02 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,582)
Remainder of deposit to 10%	€42,400 (£36,499)
Final Payment of 90% on completion ...	€408,600 (£351,735)

* 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

A beautiful, traditional style 3 bedroom, 2-bathroom villa with a private swimming pool just a 5 minute walk to the coastline of Mojacar.

The property has been renovated with insulated walls and ceilings.

The property also benefits from an efficient pellet burner and of course hot & cold air conditioning.

As you enter the property you are welcomed in, by a wonderful open dining area with lots of light from the large windows.

Leading from here through an open archway you have the main hallway of the property leading to all rooms.

Alternatively take the second archway directly in to the large open kitchen.

The kitchen has granite worktops and plenty of space to work with. There is an eye level microwave and oven with a gas hob and extractor.

Moving on from the kitchen you have a family bathroom, with a bathtub and overhead shower, two guest bedrooms of good size and then the main bedroom with an en-suite bathroom, offering a walk in shower.

All the bedrooms offer fitted wardrobes.

Crossing the hallway you have the large lounge with a pellet burner, air conditioning and French doors leading out to the private courtyard.

This area has a built in BBQ, and from here you have access to the roof solarium and the private swimming pool.

From the solarium, you have views of sea and Mojacar pueblo.

The terraced area runs around the back of the property with lovely planted borders.

A set of French doors from the pool area lead into the rear of the garage.

From the other side of the garage you have a driveway leading up to the garage.

This is a lovely, ideally located property, within the heart of Mojacar playa, so ideal easy access to all of the amenities and services it has to offer.

Call us today on 0034 950 615 388 to arrange a viewing.