

# Mojacar Cortijo/Finca

€799,000

Ref: B2250



4



3.5



1,864 m<sup>2</sup>



327 m<sup>2</sup>



✓



✓



1 min.



Consumption  
E - 156kW

Emissions  
E - 31kg

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## Property Purchase Expenses

Property price .....	€799,000 (£674,196)
Transfer tax 7% .....	€55,930 (£47,194)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,266)

## Fees and Taxes

IBI property tax .....	€1173.00 per annum
Refuse fees .....	€158.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,531)
Remainder of deposit to 10% .....	€76,900 (£64,888)
Final Payment of 90% on completion ...	€719,100 (£606,777)

\* 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 true slice of Spanish tradition located in the heart of the very sought after coastal town of Mojacar.

This unique four bedrooms, four-bathroom property is one of the very few remaining Cortijos in the coastal resort, a large family home which captures the true essence of a traditional Spanish home whilst offers the comfort of having all amenities and the beachfront nearby.

Sit within its own 1864m2 private plot of land, the home offers privacy and tranquillity with beautiful gardens, terraces and elevated views of the Mojacar mountains and Mediterranean Sea.

The property can be accessed via several points i.e. the private garage, pedestrian garden gate, side double gates that lead into off road parking or through the main entrance porch.

Fully gated and secure, the entrance terrace is a shaded area idea for escaping the midday heat.

Internally this property certainly does not lack character nor charm, with traditional floors throughout, coastal style window shutters and wooden beamed ceilings.

As you enter via the main hallway with a WC immediately to your right, a step down leads into the open plan living and dining room. An airy space with high ceilings, feature open fireplace and patio doors opening out to the gardens.

From the lounge is a large potential bedroom which is currently used as a craft space, the separate family size kitchen and breakfast room comes with direct access onto a side patio with seating.

Along the main hallway you will find a family shower room, double bedroom with fitted wardrobes and a primary bedroom, also with fitted wardrobes, en suite bathroom and a door to the exterior terraces.

This incredible property also comes with fantastic business potential as it offers a 1 bedroom, 1 bathroom, kitchen fully equipped apartment which is currently used for a rental income. An adjoining door means you could incorporate the apartment into the main home or you can keep it separate and private from any guests.

The exterior areas certainly do not disappoint, from a private roof solarium to shaded terraces where you can relax and take in the stunning coastal views, a private swimming pool and gardens planted with mature trees.

An exceptional property that you must see!