

# Turre Villa

€319,995

Ref: B2254



3



3



800 m<sup>2</sup>



✓



✓



10 min.



✓



Consumption  
F - 201kW

Emissions  
E - 37kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

**Ref: B2254 — <https://www.spanishpropertychoice.com/B2254>**

## Property Purchase Expenses

Property price .....	€319,995 (£269,685)
Transfer tax 7% .....	€22,400 (£18,878)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Fees and Taxes

Communal fees .....	€26.44 per month
IBI property tax .....	€732.28 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€29,000 (£24,440)
Final Payment of 90% on completion ...	€287,996 (£242,717)

\* 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 wonderful detached two storey villa located on the outskirts of the vibrant Spanish town of Turre. Situated in the sought after community of Agua Nueva, this property offers the tranquillity of a private home whilst having the comfort of being walking distance into the town where you will find all amenities such as banks, restaurants, school, supermarkets and all year round living.

With one of the largest plots on the development, this 800m<sup>2</sup> private and secure land boasts landscaped gardens, off road parking for several vehicles and a bespoke non slip pebbletec swimming pool with shore entrance.

The ground offers a variety of mature palm trees as well as plum, fig, peach, lemon, lime, orange and banana etc.

Various terraces provide the ideal settings for dining al fresco, especially with your own outdoor kitchen and barbecue built in to the side of the pool.

An elevated entrance terrace overlooks the gardens and offers somewhere shaded to sit.

Internally the home consists of an entrance hallway with the lounge immediately to your right, a spacious room with five windows overlooking the pool and gardens plus there is a feature log burner fireplace.

The kitchen is fitted with white cabinets and granite work surfaces, it also benefits from a separate utility and storage room which is the ideal extension to the kitchen.

Continuing on the ground floor is a family bathroom and double bedroom with built in wardrobes.

On the upper floor there is a second double bedroom with built in wardrobes, family bathroom and the primary bedroom, a bright and airy space with fitted wardrobes, en suite and patio doors leading to a private terrace.

\* Please Note: the swimming pool and the underbuild are not currently registered. However the owners have had an architect visit and these items are currently in process\*

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