

# turre

## Duplex/Townhouse / Casa adosada

# €120,000

### Ref: B2280



2



2



69 m<sup>2</sup>



79 m<sup>2</sup>



✓



20 min.



✓



Consumption  
E - 194kW

Emissions  
E - 36kg

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## Property Purchase Expenses

Property price .....	€120,000 (£100,906)
Transfer tax 7% .....	€8,400 (£7,063)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,261)

## Fees and Taxes

Communal fees .....	€50.00 per month
IBI property tax .....	€197.80 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,523)
Remainder of deposit to 10% .....	€9,000 (£7,568)
Final Payment of 90% on completion ...	€108,000 (£90,815)

\* 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 is a two bedroom, two bathroom duplex located in the heart of the hillside village of Cabrera. The town is very well known for its Moroccan style and large town centre archway which is only a few strides from this property.

Here you will find several bars and a beautiful local restaurant.

The market town of Turre is only 10 minutes drive, and here you will find all the amenities you need, banks, doctors, supermarket etc.

The property is accessed via a set of stairs and is very private and away from the road.

Internally there is a spacious lounge with patio doors that lead onto a private south facing terrace with mountain views.

Here you will find a fireplace, ideal for those cooler months.

There is a separate dining area which leads into the fully equipped kitchen that also boasts great views down the valley.

Downstairs there are two large double bedrooms, both offering fitted wardrobes and en-suite bathrooms.

In the main bedroom, there is a large storage cupboard and patio doors that take you into a courtyard ideal for a small table and chairs.

The en-suite offers a bath tub with overhead shower and glass curtain.

The second bedroom, is currently a twin, and the en-suite offers a walk in shower.

An additional community fee payment, would secure the use of the communal pool.

If you would like to arrange a viewing of the property, or need more information, please contact us.

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