

# Lubrin

## Village House / Casa de Pueblo

€79,950

Ref: B2284



2



2



101 m<sup>2</sup>



116 m<sup>2</sup>



✓



Consumption  
Applied for

Emissions  
Applied for

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Ref: B2284 — <https://www.spanishpropertychoice.com/B2284>

## Property Purchase Expenses

Property price .....	€79,950 (£66,641)
Transfer tax 7% .....	€5,597 (£4,665)
Notary fees (approx) .....	€750 (£625)
Land registry fees (approx) ...	€750 (£625)
Legal fees (approx) .....	€1,500 (£1,250)

## Fees and Taxes

IBI property tax .....	€109.41 per annum
Refuse fees .....	€157.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,501)
Remainder of deposit to 10% .....	€4,995 (£4,163)
Final Payment of 90% on completion ....	€71,955 (£59,977)

\* 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

\*\*\*THE VENDOR IS HAPPY TO DISCUSS SENSIBLE OFFERS\*\*\*

This is a lovely traditional village home, located in El Pilar de Lubrin, which is located 8 minutes from Lubrin.

It is visually very appealing with lots of charm.

Within walking distance is a local well known restaurant and hotel.

The entrance is from the roadway. Ideally, the property is at the end of the road, meaning that there is no passing traffic.

Double doors, will take you directly into the lounge. This is a lovely light room and offers a fireplace.

From here, a doorway, leads you to the kitchen area, offering ample storage space and white goods. From here a doorway takes you to the rear garden area.

This is a lovely secluded spot, plenty of room for external furniture and offering the opportunity to sit and enjoy the quietness and space.

Returning to the kitchen, opposite here is a family bathroom, with bathtub and overhead shower.

A further door from the lounge takes you to the first of the bedrooms. This is a good size with views to the garden.

Stairs from the kitchen take you to the first floor, where you will find the second bedroom and a further bathroom.

The bathroom has a walk in shower.

The bedroom has been adapted to incorporate a further sleeping area, but the main bedroom is still of a good size and has doors to the upstairs terrace, which again has been tastefully done, to provide a lovely seating area, with views to the surrounding countryside.

This property offers so much and the chance to adapt to a Spanish lifestyle.

Contact us today to arrange a viewing.

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