

# Esparragal de Puerto Lumbreras €340,000

Villa

Ref: E192



5



5



4,500 m<sup>2</sup>



276 m<sup>2</sup>



✓



✓



20 min.



Consumption  
B - 62kW

Emissions  
B - 10kg



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## Property Purchase Expenses

Property price .....	€340,000 (£293,828)
Transfer tax 10% .....	€34,000 (£29,383)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€31,000 (£26,790)
Final Payment of 90% on completion ...	€306,000 (£264,445)

\* 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

In collaboration with our Spanish partners, we have the pleasure to bring you the opportunity to buy a spectacular new build villa located only 5-minutes from the local town of Puerto Lumbreras.

Located just 10-minutes drive from the bustling town of Lorca, where you will find all amenities including a train station, supermarkets, wonderful shopping centre, cinema, golf courses and much more.

The local coastal resort of Aguilas is a 20-minute drive and this offers a beautiful coastline with promenade, harbours and excellent all year round amenities.

This 2 storey villa offers 5 bedrooms and 5 fully furnished bathrooms and sits on a plot size of 4,500m<sup>2</sup> fully fenced area with garden and swimming pool. The land is low maintenance with mainly gravelled areas and the pool offers a secluded space with surrounding walls and artificial grass.

Internally the home comes with a modern clean finish with light coloured tiled floors.

The price includes a fully fitted kitchen with electrical goods, which allows you to choose your own bespoke style cabinets and electrical goods from an assortment provided by the developer.

Outside area:

Very spacious front porch 49m<sup>2</sup> size with concrete printed pattern

Undercover terrace of 40m<sup>2</sup> size

Swimming pool 8m x 4m size with a privacy wall of 1.70 m height

Pool curbed with white stone including a pool pump purifier and 2m of artificial grass surrounding pool area.

Fully fenced plot with fruit trees, drip irrigation system and gray and white gravel

Insulation on facades

Facade baseboard of the house with 0.60cm x 0.90cm porcelain tiles

Interior area:

Ceilings and interior division with 5cm wool insulation

Metal partition with plasterboard

Ducted air conditioning, pre-installed

Thermal bridge break windows in white

Aerothermal underfloor heating

Interior oak doors in light wood colour

Laundry/Utility room

Spacious 50m<sup>2</sup> living room

\*\*Contact us to arrange a viewing\*\*