

Velez Rubio Villa

€179,500

Ref: E238



3



2



3.00 hectares



163 m²



✓



✓



Consumption
Applied for

Emissions
Applied for

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Ref: E238 — <https://www.spanishpropertychoice.com/E238>

Property Purchase Expenses

Property price	€179,500 (£151,342)
Transfer tax 7%	€12,565 (£10,594)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,265)

Fees and Taxes

IBI property tax	€140.00 per annum
Refuse fees	€180.00 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,529)
Remainder of deposit to 10%	€14,950 (£12,605)
Final Payment of 90% on completion ...	€161,550 (£136,208)

* 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

We are very proud to introduce with our Spanish Collaborator this much loved 3 bedroom detached villa for sale, close to the bustling town of Velez Rubio, Almeria, Southern Spain

Includes -

- * 3 double bedrooms- 1 bedroom is a walk through room currently set as a study/bedroom.
- * Landscaped gardens- including a games area - enclosed animal enclosure with 2 kennels
- * Gated entrance pool area featuring a circular pool
- * Enclosed wrap around terraces offering various relaxation areas- including pergolas and outside kitchen
- * Family bathroom with a spa bath and separate walk in shower, also offering Jack and Jill basins
- * Self-contained 1-bedroom unit with bathroom
- * Open plan lounge/diner/kitchen with fitted units & log burner
- * Fully double glazed windows and doors, with feature wooden shutters
- * Gas central heating throughout the property
- * Workshop- that offers potential to convert into an additional bedroom
- * Surrounding land of just over 30000 m2 with almond and olive groves
- * Mains electric and water

For sale for only €179500

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