

Seron Villa

€99,000

Ref: E242



3



1



329 m²



93 m²



✓



✓



Consumption
G - 303kW

Emissions
G - 42kg

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Property Purchase Expenses

Property price	€99,000 (£85,556)
Transfer tax 7%	€6,930 (£5,989)
Notary fees (approx)	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx)	€1,500 (£1,296)

Fees and Taxes

IBI property tax	€103.74 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,593)
Remainder of deposit to 10%	€6,900 (£5,963)
Final Payment of 90% on completion	€89,100 (£77,000)

* 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

It is our pleasure to share with our Spanish Collaborator this charming detached villa, offering enclosed wrap around terraced gardens, 3 large double bedrooms, modern fitted kitchen, good size lounge with log burner & patio doors to front garden, with the added benefit of a large separate utility room. This pretty villa is set on the edge of a small hamlet in Juaca Alta, Seron, Almeria, for sale for only €99,000.

As we approach the property from the hamlets square our first impressions are "what a charming and pretty villa". We enter through the side gate in to the front garden. The front garden has pretty flower beds-including fruit trees, is mainly terraced with stones and patio areas to provide the perfect relaxation and entertaining spaces- with a fitted wooden pergola. There are terraces to each side of the villa- to the right there is also an outside sink and built-in seating area. The rear terrace has a built in storage area- perfect to keep wood and a metal shed- that will remain. There is also a second entrance to the gardens by a set of double gates- ideal if you wish to have additional parking spaces for cars. Outside lighting ensures the surrounding gardens can be enjoyed through all seasons.

Being on the edge of this traditional hamlet with 43 residents, the gardens are tranquil and serene.

The location provides a touch of countryside living with the bonus of being only a 5-minute drive to the town of Hijate – where you find local facilities. The property is only 18 kms to the beautiful town of Caniles and only 20 minutes to the bustling town of Baza.

Now let's explore the inside of this charming villa- we enter through a UVPC front door- in to the entrance hallway. To the left is the large master bedroom, with a UVPC window to the front overlooking the main garden area. The window also has regas fitted and flyscreen.

It is worth noting that the ceilings are high throughout the villa ensuring all rooms feel even more spacious.

Bedrooms 2 and 3 lead off the hallway to the right- again both offering large double rooms- Bedroom 2 has a feature wooden wall and UVPC window with views to the front garden. Bedroom 3 is also a large double, has a wooden panel feature wall with a UVPC window to the rear, views to the mountains. All windows have regas and flyscreens fitted.

The whole villa is fitted with light coloured floor tiles, coordinating throughout the rooms.

The entrance hall then leads left with family bathroom and kitchen off to the right-hand side.

The family bathroom offers a good size walk in shower with a feature glass block enclosure, with tilt and open aluminium window to the rear.

The kitchen is fitted with modern floor and wall cupboards with fitted appliances, an added bonus is the pantry to the left-hand side offering plenty of storage space with fitted shelving. There is a UVPC window to the rear, there is plenty of space for a table and chairs in the centre of the room.

The lounge is bri...

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