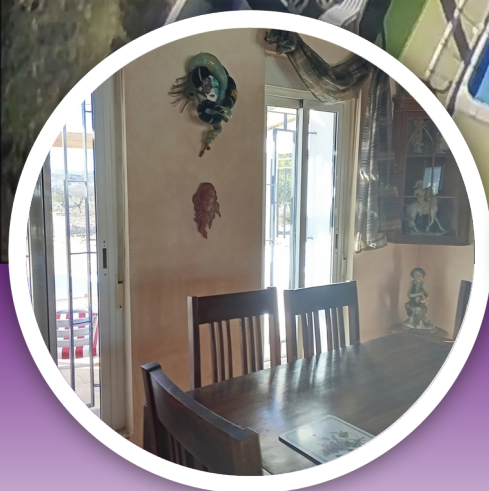


# Seron Villa

€374,995

Ref: E243



4



3



2.11 hectares



233 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€374,995 (£324,708)
Transfer tax 7% .....	€26,250 (£22,730)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,299)

## Fees and Taxes

IBI property tax .....	€353.53 per annum
Refuse fees .....	€92.64 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,598)
Remainder of deposit to 10% .....	€34,500 (£29,873)
Final Payment of 90% on completion ....	€337,496 (£292,237)

\* 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 stunning 4 bed detached villa for sale for €379,995, close to Seron, Almeria.

This home has so many possibilities- with a self-contained apartment offering 2 double bedrooms, has been run as a successful rental business over the past few years- Tourist Licence in place and could be transferred.

The property offers build size of 233m2 and land of 21078m2- another benefit it also holds an OCA licence for horses- already has electric fencing run for different paddock areas and there are 3 barns-for hay storage and stabling. There is a separate tack room and storage room. The main barn has an automatic water feeder installed.

Modern villa offering 4 double bedrooms-(including a self-contained apartment with 2 bedrooms) with Tourist Licences. The Master bedroom is truly a suite- with an entrance hall with fitted wardrobes and large ensuite.

Over 20,000m2 of land-mainly flat- including 3 barns/stables, enclosed paddocks and holds an OCA Licence  
Terraced and landscaped garden's that wrap around the villa- including 6x3m2 pool, 3x3m2 jacuzzi and waterfall feature  
Several patio areas to embrace the 360-degree spectacular mountain views  
Underfloor heating in the property and servicing wall mounted heating  
The property has been run as a successful BNB business and has so much potential to expand even further

The surrounding landscape lends itself perfectly for horse riding with scenic tracks on your doorstep.

With the 360-degree panoramic views, this home is ripe for business opportunities-maybe you'll offer horse riding holidays with accommodation included. The land is mainly flat so would also be the ideal location to create a countryside retreat.

The current owners have created beautiful landscaped gardens that wrap around the villa. The surrounding gardens are laid with pathways of stones and tiles. There is plenty of space to the sides and front for parking. The apartment guests have their own parking areas too.

This beautiful villa is very well maintained, definitely turn key ready and is available part-furnished.

Let's explore more- to the left-hand side of the front entrance is an enclosed terrace with wooden pergola fitted. The main door is a UVPC door with a glass panel to the side. In this area there is an enclosed entrance porch with seating- both areas perfect for enjoying the glorious Spanish sunsets. The entrance hallway is spacious and enhanced with 2 separate ceiling to floor windows, the ceilings are high with spotlights fitted.

The left-hand side begins with a large lounge/diner with windows to each end. The dining room faces to the front of the villa- with two ceiling to floor sliding doors. The lounge end features floor to ceiling patio doors with glass panels to each side- maximising the views over to the pool garden. The lounge/diner features high ceilings with wooden beams and a built-in chimney with fitted pellet burner.

Off to th...

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