

# Sotogrande Villa

€450,000

Ref: J20206



3



2



335 m<sup>2</sup>



180 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€450,000 (£384,530)
Transfer tax 7% .....	€31,500 (£26,917)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,282)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,564)
Remainder of deposit to 10% .....	€42,000 (£35,889)
Final Payment of 90% on completion ....	€405,000 (£346,077)

\* 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

A fabulous three-bed south-facing bungalow set on its own small plot with a private pool. The villa has a lovely outside space and covered terrace that would make the most perfect outdoor kitchen and BBQ area. Just imagine relaxing out here and enjoying a dip in your own private pool. This villa represents a fabulous opportunity. While in need of some renovation, its position and setting are priceless. There are three bedrooms and two bathrooms, of which one is the ensuite. The lounge/dining area has an open fireplace, perfect for winter nights. The house has a private garage. The property is only a five minute drive away from Sotogrande with its fabulous Marina with its many bars and restaurants. It is also only a 10 minute drive from La Duquesa and 20 minutes from the bustling Estepona. Fabulously located between two main airports - Gibraltar airport only 20 minutes away and Malaga airport only one hour away. A fabulous opportunity to make this into a lovely home. Come view with me!

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