

# La Vinuela Villa

€390,000

Ref: K19713



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5,580 m<sup>2</sup>



159 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€390,000 (£333,236)
Transfer tax 7% .....	€27,300 (£23,326)
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 (£2,563)
Remainder of deposit to 10% .....	€36,000 (£30,760)
Final Payment of 90% on completion ....	€351,000 (£299,912)

\* 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

This three-bedroom, air-conditioned, detached villa with wrap around, landscaped garden and swimming pool is located in the stunning National Park very close to the beautiful La Vinuela Reservoir. Experience wonderful views from the villa of Mount Maroma and the National Park; watching the sun set with its changing colours over the mountain is breathtaking. From the entrance porch there is a large, airy lounge with a high ceiling making it a lovely cool place to relax and entertain in, with plenty of dining area space. There is a wood burning stove and a walk-in store cupboard. Patio doors lead onto the terrace and large garden. The kitchen features a gas hob and oven, with a dishwasher and washing machine. Double patio doors lead to the terrace, garden and pool. There are three bedrooms which are air-conditioned with space for single and double beds. The master bedroom has an ensuite shower room and the other two bedrooms have built in wardrobes. If wanted all furniture is included in the sale There is a large family bathroom with toilet, bidet, his and hers hand basins and bath with overhead shower. The 8m x 4m swimming pool is fully fenced with lighting and easy access steps. There is a solar cover to keep the pool warm overnight. There is a brick-built barbecue area to the right of the villa, additionally the garden features a shuffle board table tennis table and a boules pitch; perfect for outdoors fun with family and friends. The lower level of the irrigated garden features a small orchard of fruit trees. The property also includes an extensive olive grove with access from the drive. There is plenty of parking space and a covered car port. The villa has the advantage of solar water heating and a new septic tank was installed in late 2023. Local shops can be found in nearby Los Romanes and Puente don Manuel along with a fuel station, restaurants and bars. Approximately 30 minutes drive from the beach at Torre del Mar, and 50 minutes to Malaga airport via either the motorway from Velez- Malaga or along the A356. All paperwork is in order and registered appropriately and has the advantage of a DAFO in place.

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