

# Comares Villa

€275,000

Ref: K19748



4



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5,390 m<sup>2</sup>



120 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€275,000 (£237,078)
Transfer tax 7% .....	€19,250 (£16,595)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€24,500 (£21,121)
Final Payment of 90% on completion ....	€247,500 (£213,370)

\* 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 modern villa is located in the area known as Mazmullar, a 10 minutes drive to the village of Comares and around 50 minutes to the coast. It has been built to a high standard on a large plot of land with mainly olive & almond trees and with amazing views of the countryside. The house comprises a large living/ dining room with fireplace and a big glass sliding door giving you panoramic views of the mountains, a fully fitted modern kitchen opened to the living room via an arch, 4 double bedrooms, (2 of them en-suite) and 3 bathrooms in total. From the living room you access on one side to a very large, covered terrace and through the front, to the spacious pool area. Dirt track access.

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