

# Comares Villa

€265,000

Ref: K20051



6



2



1,117 m<sup>2</sup>



238 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€265,000 (£227,736)
Transfer tax 7% .....	€18,550 (£15,941)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,289)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,578)
Remainder of deposit to 10% .....	€23,500 (£20,195)
Final Payment of 90% on completion ...	€238,500 (£204,962)

\* 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 very large villa is situated at the entrance of Comares, walking distance to the village and around 45 minutes drive to the coast. It is situated in an urban plot with more scope for building. The large house is on 2 stories plus a tower that is accessed via top terrace (metal stairs to be installed). The downstairs comprises a very large open living room, a separate and again very large kitchen with dining area, a double bedroom, full bathroom plus a garage that could be converted into additional living space. Upstairs there are 4 double bedrooms, 3 with nice balconies, a full shared bathroom and a huge terrace with sea views. From here you will access the tower with one additional bedroom/office. The plot is totally flat and has one story garage that could be extended. Also, plenty of room for building pool and much more. This house has lots of opportunities to either be a large family home or 2 separate houses on each of the stories. House needs some finishing touches and has been affected by recent red sandstorm so just needs to be painted.

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