

# Villaricos Villa

€380,000

Ref: N238



3



1



203 m²



120 m²



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€380,000 (£328,814)
Transfer tax 7% .....	€26,600 (£23,017)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€35,000 (£30,286)
Final Payment of 90% on completion ....	€342,000 (£295,933)

\* 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 elegant coastal villa in Villaricos offers an exclusive lifestyle by the sea. Located directly on the beachfront promenade between two picturesque marinas, the home enjoys uninterrupted views of the Mediterranean, where the rhythm of the waves and the sea breeze make every season feel like summer.

The interior features a spacious living and dining area ideal for gatherings or quiet evenings. A functional kitchen and separate utility room provide convenience and practicality, while the three bright bedrooms come equipped with fitted wardrobes for effortless storage. The full bathroom presents the opportunity to be divided into two, adding flexibility to the space. A standout feature is the expansive 30-square-meter balcony, where sunrises and sunsets offer daily spectacles of light and ocean beauty.

Outside, the property sits on a private 203-square-meter plot with parking space for several vehicles. The garden area includes a stylish wooden pergola, an outdoor shower, and multiple zones to create a personal oasis. You also have the option to build your own private swimming pool. This home combines charm and comfort in the heart of Villaricos, a town rich in history and surrounded by untouched natural scenery. Within minutes, you can explore the well-known beaches of Vera or visit the vibrant nearby towns of Garrucha and Mojácar. With airports in Almería, Murcia, and Alicante easily accessible, travel is simple and stress-free.

With 120 square meters of total built space (105 usable), southeast orientation, air conditioning, a storage room, and excellent condition throughout, this property offers not only coastal elegance but also everyday practicality. It's a rare opportunity to live steps from the sea in one of Spain's most serene and beautiful locations.

Contact us to arrange a viewing.

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