

# Cuevas del Almanzora Villa

€295,000

Ref: P20657



3



2



380 m<sup>2</sup>



101 m<sup>2</sup>



✓



Consumption  
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Emissions  
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## Property Purchase Expenses

Property price .....	€295,000 (£244,549)
Transfer tax 7% .....	€20,650 (£17,118)
Notary fees (approx) .....	€750 (£622)
Land registry fees (approx) ...	€750 (£622)
Legal fees (approx) .....	€1,500 (£1,243)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,487)
Remainder of deposit to 10% .....	€26,500 (£21,968)
Final Payment of 90% on completion ....	€265,500 (£220,094)

\* 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

The two-story villa in Desert Springs is an architectural gem that combines elegance and functionality in a privileged setting. Upon entering this wonderful property, you are greeted by a spacious living-dining room, designed to offer comfort and style in every corner. Large windows flood the space with natural light, creating a cozy and bright atmosphere.

The American-style kitchen harmoniously integrates with the living-dining room, providing an open and flowing space ideal for everyday life.

From the living-dining room, you directly access the beautiful garden, a true outdoor oasis. This outdoor space is perfect for enjoying nature, whether sunbathing, organizing barbecues, or simply relaxing.

The villa has three spacious bedrooms, each equipped with built-in wardrobes that offer generous storage space.

The bedrooms are designed to provide maximum comfort, with windows that allow natural light and offer views of the beautiful surroundings of the property. Additionally, there are elegantly decorated bathrooms equipped with all modern amenities.

One of the villa's most outstanding features is the immense terrace accessible from the bedrooms. This outdoor space is perfect for enjoying the impressive views of the surrounding landscape and relaxing outdoors.

The urbanization where the villa is located is also impressive in terms of amenities and services. It offers extensive, well-maintained green areas, providing a quiet and pleasant environment for walking or outdoor activities.

Additionally, there is a community pool, an ideal place to cool off during hot summer days or enjoy a refreshing swim after a long day.

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