

# Catral

## Cortijo/Finca

€249,950

Ref: V20194



3



2



825 m<sup>2</sup>



111 m<sup>2</sup>



✓



Consumption  
E

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€249,950 (£212,782)
Transfer tax 10% .....	€24,995 (£21,278)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,277)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,554)
Remainder of deposit to 10% .....	€21,995 (£18,724)
Final Payment of 90% on completion ....	€224,955 (£191,504)

\* 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

&#13;&#13;

A South West Facing, Three Bedroom, Detached Villa in Catral, backing onto open countryside, yet just an eight minute drive to the amenities of the town, including plenty of eating places, cafe bars, shops, school, medical centre, supermarket ... This family home of some 111m2 has been so well maintained by the current owners and is in immaculate condition, benefitting from a landscaped manageable 825m2 plot with plunge pool and comprises:&nbsp; fantastic sized covered curved entrance terrace partly covered in with sun blinds, leading into the spacious lounge/dining room with feature wall and pellet burner; separate fitted kitchen/breakfast room with ample storage;&nbsp; three double bedrooms, master with en suite shower room; bedroom three having double opening glazed doors leading out to the garden; further family bathroom.&nbsp; The outside space this property has to offer is just incredible, with ample parking facilities to the front, entertaining area with pergola, separate covered in kitchen/BBQ area, dog washing area, plunge pool with artificial grass surround, store room, shower, pump room. This property has had so many extras added, including, electric driveway gate, new guttering, awnings, grills, some windows updated, new doors, fitted wardrobes in two bedrooms, heated towel rails in both bathrooms, air conditioning units in the living area, master bedroom and bedroom 2.&#13;&#13;

&#13;&#13;

&nbsp;&#13;&#13;

&#13;&#13;

&nbsp;&#13;&#13;

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