

Heredades Villa

€175,000

Ref: V21784



5



2



992 m²



259 m²



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com



spanish
property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Carretera Estación 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€175,000 (£151,428)
Transfer tax 10%	€17,500 (£15,143)
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%	€14,500 (£12,547)
Final Payment of 90% on completion	€157,500 (£136,285)

* 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 South Facing, Three plus Two Bedroom, Detached Villa, in Las Heredades, is located just a 10-minute walk from the village centre where you'll find a couple of traditional café bars and eating places. The neighbouring village of Formentera del Segura is only a couple of minutes' drive away and offers further amenities, including a supermarket, bank, sports ground, restaurants, and café bars. The popular towns of Rojales, La Marquesa Golf course and Benijofar are both less than 10 minutes away by car, and the stunning beaches of the Costa Blanca South can be reached in approximately 15 minutes. This typical Spanish-style villa, all on one level, sits on a generous 999m² plot and offers a wealth of potential. The main property boasts 182m² of living space and comprises a spacious lounge with a feature fireplace, a large family kitchen, two double bedrooms, one single bedroom, and a family shower room. The annex, measuring 77m², requires full renovation but offers fantastic scope for guest accommodation or additional living space. It currently includes a living area, kitchen, double and single bedroom, and bathroom. The property features a charming courtyard area with a built-in BBQ, external stairs leading up to the solarium with lovely open countryside and mountain views, and vast grounds offering ample room to install a private pool. There is also off-road parking, a garage, and an immense warehouse/workshop—ideal for a variety of uses or storage. This is a unique opportunity with endless possibilities to transform and personalise, all in a tranquil village setting in the heart of the Costa Blanca South!

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