

# Catral

## Cortijo/Finca

€375,000

Ref: V22080



3



2



2,048 m<sup>2</sup>



147 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://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 .....	€375,000 (£324,488)
Transfer tax 10% .....	€37,500 (£32,449)
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% .....	€34,500 (£29,853)
Final Payment of 90% on completion ....	€337,500 (£292,039)

\* 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, Key Ready, Three Bedroom, Detached Villa in Catral is located in the heart of the beautiful countryside, offering peace and privacy while being just a 5-minute drive from the amenities of both Catral and Dolores. The stunning beaches and a range of excellent golf courses can be reached within approximately 20 minutes, making this an ideal location for both relaxation and recreation on the Costa Blanca South. This spacious, single-level villa boasts a build size of 147m<sup>2</sup> and sits on a generous 2,048m<sup>2</sup> landscaped plot. A charming circular covered entrance terrace welcomes you into the home, leading into a bright and comfortable living room. The open-plan fitted kitchen includes direct access to the rear of the property, perfect for seamless indoor-outdoor living. There are three double bedrooms, all featuring built-in wardrobes, and two modern shower rooms, including an en suite to the master bedroom. The beautifully landscaped plot is designed for easy maintenance and features ample off-road parking along with a stunning private 10 x 5 metre swimming pool — ideal for enjoying the sunny climate. External stairs lead to a private rooftop solarium, offering panoramic views of the surrounding mountains and countryside. Additional benefits include pre-installed air conditioning and a fully walled and secure perimeter, ensuring privacy and peace of mind. This key ready villa is an exceptional opportunity to enjoy spacious, modern living in a serene rural setting, yet close to everything the Costa Blanca South has to offer.

&nbsp;

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