

# Algorfa

## Duplex/Townhouse / Casa adosada

### €172,500

### Ref: V22762



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82 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€172,500 (£148,730)
Transfer tax 10% .....	€17,250 (£14,873)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,587)
Remainder of deposit to 10% .....	€14,250 (£12,286)
Final Payment of 90% on completion ....	€155,250 (£133,857)

\* 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 West Facing, Three Bedroom, Townhouse in Montemar is located just a couple of minutes' drive from the charming Spanish village of Algorfa, and only a short drive or 10-minute walk to the bars, restaurants, and shops of the prestigious 5\* La Finca Golf Hotel and Spa Resort. The beautiful beaches of the Costa Blanca South are around 20 minutes away, with major amenities in Almoradí just a 5-minute drive, and the popular towns of Quesada and Benijófar reachable in under 10 minutes. This lovely presented and well-maintained property boasts an 82m<sup>2</sup> build and is laid out across two levels. The ground floor comprises a bright lounge/dining room with a cosy pellet burner and stairs leading to the first floor, a separate modern and well-fitted kitchen with direct access to the rear tiled patio, and a ground floor double bedroom with en-suite shower room. Upstairs, you'll find two further double bedrooms, including the master with built-in wardrobes plus access to a lovely sized terrace with a sun blind. There is also a family shower room on this level. From the terrace, stairs lead up to a private solarium, complete with BBQ area and enjoying a view across to the mountains – perfect for soaking in the sunsets. Outside, the front of the property features a tiled garden with an irrigation system and a lovely terrace area. There is also off-road parking within the community and access to a great communal pool. Additional features include updated flooring throughout, fly nets, and plenty of outdoor space to enjoy the Mediterranean lifestyle. This is a fantastic opportunity for either permanent living or a holiday home in a peaceful yet well-connected area of the Costa Blanca South.

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