

# Marbella Villa

€1,480,000

Ref: X21524



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600 m<sup>2</sup>



300 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,480,000 (£1,230,368)
Transfer tax 7% .....	€103,600 (£86,126)
Notary fees (approx) .....	€750 (£623)
Land registry fees (approx) ...	€750 (£623)
Legal fees (approx) .....	€1,500 (£1,247)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,494)
Remainder of deposit to 10% .....	€145,000 (£120,543)
Final Payment of 90% on completion ....	€1,332,000 (£1,107,332)

\* 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

Beautiful rustic, solidly built house on the sea side of San Pedro de Alcántara. The house consists of an entrance area with an open modern kitchen, living-dining room with exit to a raised terrace with a beautiful view of the greenery. In this entrance area there is a bedroom with bathroom, one suite. In the upper part there are 3 further bedrooms with 2 bathrooms. On the ground floor there are 2 further bedrooms and 1 bathroom. There is also another living room and a storage room. There are 2 carports, a heated swimming pool and a beautiful, well-kept garden around the house. Due to the west-facing location, the house is very bright and sunny. Ideal family home or for renting all year round. The beach or the center of San Pedro are only a few minutes' walk away.

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