

# Competa Villa

€785,000

Ref: X22096



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851 m<sup>2</sup>



567 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€785,000 (£661,284)
Transfer tax 7% .....	€54,950 (£46,290)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€75,500 (£63,601)
Final Payment of 90% on completion ....	€706,500 (£595,156)

\* 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

Casa Roble is a successful Bed & Breakfast located in the village of C6mpeta and only 1 hour from Malaga airport. This classic Spanish villa is a short distance from many amenities and a fantastic selection of bars and restaurants. Currently successfully run as a Bed & Breakfast, the property could also be suitable as a spacious family home. Guest accommodation comprises four spacious double rooms, including a large family room, all with en-suite bathrooms and three with access to terraces. Private accommodation for the owners includes a double bedroom with en suite bathroom, two balcony terraces and a laundry room.

At the main entrance is a lounge/serre, and on the ground floor is the fully equipped kitchen, two guest bedrooms and a guest toilet. On the first floor, there is a spacious living room/playroom and two guest rooms. The property has a solar water heater, oak windows and doors, mosquito nets, air conditioning and heating, ceiling fans and a wood-burning stove in the entrance hall. Underfloor heating is available throughout the villa, including the pool area.

Casa Roble is surrounded by well-maintained gardens and offers many private seating areas with beautiful views. The indoor pool, equipped with a thermodynamic heat pump, provides cooling in summer and extends use in the colder months. The jacuzzi offers the perfect place to relax and enjoy a glass of cava while admiring the breathtaking sunsets characteristic of this region of Andalusia. Next to the ground floor is a covered dining and sitting area with bar and barbecue.

Casa Roble is located off a spacious car park. This impressive villa could be a permanent residence, while it could also generate income as a B&B or holiday rental.

Contact us today for more information or to schedule a viewing, this can also be done virtually.

We don't sell houses, we realise dreams.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) est6 disponible