

# Velez-Malaga

## Cortijo/Finca

# €425,000

### Ref: X22159



10



2



4,045 m<sup>2</sup>



224 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€425,000 (£358,020)
Transfer tax 7% .....	€29,750 (£25,061)
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% .....	€39,500 (£33,275)
Final Payment of 90% on completion ....	€382,500 (£322,218)

\* 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

For sale: an impressive country house in Torre del Mar, perfect for those seeking a retreat in the heart of nature without sacrificing comfort. The property boasts a living area of 224 m<sup>2</sup> and is situated on a large, fully fenced plot of 4045 m<sup>2</sup>, ensuring privacy and security. The house features 10 spacious bedrooms, ideal for a large family, hosting guests, or for those looking to operate a rural accommodation business. There are 2 well-appointed bathrooms, conveniently located for easy access from all areas of the house. The centerpiece of the home is a generous living-dining room, complete with a cozy fireplace that creates a warm and inviting atmosphere during the cooler months perfect for family gatherings. The fully equipped kitchen includes a pantry, providing ample storage space for all your needs. The exterior of the house is equally impressive. A beautiful porch offers the perfect spot to relax outdoors, enjoy the breathtaking views of the surrounding countryside and mountains, or share outdoor meals with family and friends. The property also features a large swimming pool, ideal for cooling off on hot days and enjoying outdoor living to the fullest. Additionally, the estate includes its own well, ensuring a constant and independent water supply an invaluable feature for rural properties. The parking area is spacious, with enough room for several vehicles, adding further convenience and functionality to this property. In summary, this country house in Torre del Mar combines space, comfort, and a stunning natural environment, making it a unique opportunity for those seeking a home or investment in a peaceful and picturesque location. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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