

# Casares Villa

€1,645,000

Ref: X22209



4



4



1 hectare



418 m²



✓



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€1,645,000 (£1,423,419)
Transfer tax 7% .....	€115,150 (£99,639)
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% .....	€161,500 (£139,746)
Final Payment of 90% on completion ....	€1,480,500 (£1,281,077)

\* 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 VILLA WITH CHARM, RECENTLY BUILT, WITH INFINITY POOL AND BEAUTIFUL PANORAMIC VIEWS OVER THE MOUNTAINS. Located in Casares, on a plot of 10.000m2. Situated in the foothills of the unique and beautiful mountain of Sierra Bermeja, NEXT TO A NATURAL PARK, 15km FROM THE COAST. where you will find all kind of services, golf courses and leisure areas. Nearby, you will also find very good restaurants and the village of Casares only 5min. drive away. The villa is located on top of a hill, good access from the main road, the area is very quiet and enjoys total privacy. Distributed over 3 floors, south facing, it enjoys plenty of light, offers spacious rooms and you can choose the kitchen to your taste. Great potential for holiday rentals or long term rental, we recommend your visit!

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