

# Frigiliana Villa

€1,200,000

Ref: X22223



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5,500 m<sup>2</sup>



520 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 .....	€1,200,000 (£1,010,880)
Transfer tax 7% .....	€84,000 (£70,762)
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% .....	€117,000 (£98,561)
Final Payment of 90% on completion ....	€1,080,000 (£909,792)

\* 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 wonderful villa is located in a beautiful tranquil area in the heart of the national park, between Frigiliana and Acebuchal.

The property of 400 m2 is currently used as a holiday rental property and has a tourism licence, but was originally designed as a rural accommodation, with a separate accomodation for the owners or housekeepers. The property could also be a wonderful family home.

As you arrive at the property, there is plenty of parking behind the entrance gate.

From the main door, the property opens up into a large lounge and an adjacent dining area with a lovely central feature of a balcony.

The living room is spacious, and offers a lot of natural light. The patio doors lead out onto the large south facing terrace with jacuzzi with breathtaking mountain and country views, leading to the fully equipped kitchen, or down to the bbq area, and the private swimming pool.

The ground floor of the villa has 2 double bedrooms with fitted wardrobes and en-suite bathrooms. There is also will a separate guest toilet.

The upper floor has one double bedroom with private terrace, two double bedrooms with a shared terrace overlooking the pool, and the forth double bedroom has a juliet balcony.

There is also a basement floor which is currently unfinished, but has a bedroom with four single beds and a shower room, a large storage room, and a very large open recreational room with a toilet. This floor could easily be converted into a large independent property for guests, with a separate entrance.

The outside features a private garden that extends across 5,500 square meters with various fruit trees and a fully fenced plot.

Despite being located in a rural area, the property has good access and is only 5 minutes from drive from the picturesque village of Frigiliana. The possibilities are endless as this villa offers a lot of potential as a rural hotel, a country retreat or a large family home.

Contact us now to view.

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