

# Competa

## Duplex/Townhouse / Casa adosada

### €470,000

### Ref: X22622



4



2



310 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€470,000 (£405,469)
Transfer tax 7% .....	€32,900 (£28,383)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,588)
Remainder of deposit to 10% .....	€44,000 (£37,959)
Final Payment of 90% on completion ....	€423,000 (£364,922)

\* 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 amazing townhouse is located in an ideal and quiet location in the heart of the lively white mountain village of Cómpeta in the Axarquía region (Málaga province). The layout of this spacious and bright house is uncluttered and offers many possibilities. It is ideal for use as a family home and/or commercial business. At the back of the townhouse is a very large garage for several cars and a storage room.

The 2 roof terraces give breathtaking views of the mountains, the sea and the village. On some days, even the Atlas mountains in Morocco can be clearly seen. The property has fibre-optic internet and there is double glazing. The water is heated via solar panels and there is air conditioning throughout the house.

The house is in very good condition and luxury materials have been used. The atmosphere is pleasant. The first thing you notice when you enter is the large hall with the beautiful staircase to the first floor and the open passage to the living/dining area. To the left of the hall is a room currently used as storage, but could easily be transformed into an extra bedroom. The living/dining room with open kitchen is bright and spacious. The modern and spacious kitchen is fully equipped. At the end of the hall is a bathroom with toilet and a room currently used as an office. This area has its own entrance through a glass front. Behind this office is a separate room, currently used as a laundry room, and a balcony.

Once you reach the 1st floor, a spacious hall connects the 3 large bedrooms, the large bathroom with bath and a walk-in closet with another separate storage room behind it.

The beautiful master bedroom with fitted wardrobes is very spacious gives beautiful views over the mountains with the sea in the distance. It has two double beds.

On the 2nd floor, there is a small storage room, a large open room with full-length windows, a guest toilet and access to the 2 roof terraces. The open room is currently used as a gym and there is a jacuzzi (cold/hot). The large roof terrace with phenomenal views has awnings and is an ideal place to spend warm summer evenings with a glass of wine, while the sun slowly disappears behind the mountains.

Shops, terraces, schools, public transport.... everything is within walking distance. Make an appointment soon, I will proudly give you a tour of this townhouse, which you must have seen with your own eyes.

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