

Comares Villa

€339,000

Ref: X22816



3



2



1.05 hectares



128 m²



✓



✓



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



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Property Purchase Expenses

Property price	€339,000 (£293,947)
Transfer tax 7%	€23,730 (£20,576)
Notary fees (approx)	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx)	€1,500 (£1,301)

Standard form of payment

Reservation deposit	€3,000 (£2,601)
Remainder of deposit to 10%	€30,900 (£26,793)
Final Payment of 90% on completion ...	€305,100 (£264,552)

* 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

Rural property with complete privacy in Comares - Malaga - Costa del Sol - Axarquia
Discover this charming rural property in picturesque Comares, situated in a beautiful, peaceful location with complete privacy and no immediate neighbours. The property is easily accessible via a partially paved access road and is only a 10-minute drive from the village, 40 minutes from Vélez-Málaga and the coast, 50 minutes from Málaga city and 55 minutes from the airport.

Features:

- 3 bedrooms, one with ensuite bathroom (shower)
 - 2nd bathroom with bath/shower
 - All bedrooms equipped with air conditioning
 - Spacious living room with ceiling fan and cosy fireplace
 - Fully equipped kitchen with dishwasher, oven and induction hob
 - Hot water via gas boiler
- Plot & amenities:
- 50,000 litre water tank with mains water connection
 - 15,000 litre rainwater tank
 - Irrigation system for fruit trees and plants
 - Extra storage space with separate lockable room
 - Various fruit trees on terraces next to the pool (irrigation via rainwater tank)
- Outdoor living:
- Outdoor kitchen with BBQ
 - 8x4 metre swimming pool with chlorine system and hard plastic winter cover
 - Beautiful views of the surrounding area
- Extras:
- TV and full furniture included
 - Ideal for lovers of peace, nature and an affordable home with character
 - High rental potential, rental licence can be applied for after purchase

We don't just sell homes... we make your dreams come true!

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