

Huercal-Overa

Cortijo/Finca

€249,000

Ref: A1288



4



3



1.96 hectares



184 m²



✓



Consumption
E - 210kW

Emissions
E - 44kg

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



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Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Ref: A1288 — <https://www.spanishpropertychoice.com/A1288>

Property Purchase Expenses

Property price	€249,000 (£214,663)
Transfer tax 7%	€17,430 (£15,026)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Fees and Taxes

IBI property tax	€357.02 per annum
Refuse fees	€148.28 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€21,900 (£18,880)
Final Payment of 90% on completion ...	€224,100 (£193,197)

* 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 is an impressive, fully renovated villa located in the countryside of Taberno just a 12 minute drive from the heart of the traditional Spanish village and only 20 minutes from the larger towns of Albox and Huercal-Overa where you can find a large selection of shops, bars, restaurants, theatre, cinema and much more.

A private driveway leads up to the open parking, where there are several raised garden areas and ample room for a car port.

The grounds to the property are not fenced which creates a sense of open space and does not block the incredible views down the valley and over the surrounding countryside.

Internally the property offers a modern finish whilst still featuring very traditional features such as the open plan living and dining room with feature wooden beam and log burner.

Double patio doors lead out from the living area to the front gardens which boast those beautiful views and flood the room with natural sunlight.

The dining area can hold a very large 10 seater table and is open to the kitchen which comes with high quality gloss cabinets, ample work space and ideal for a central island if required.

Also on the ground floor you will find 2 double bedrooms and the family bathroom with jacuzzi bathtub and walk in shower.

Accessed via an external staircase is the incredible upper terrace where you can enjoy 360 degree views.

From here is a separate double bedroom with en-suite shower as well as an independent apartment with a double bedroom, kitchenette and shower room.

At the far end of the land is a full solar energy panel system.

In total there are 32 panels each capable of 280 watts and a generator 6,500 watts. In addition there are 16 batteries each 200amp.

The system is eco friendly and can charge a car during the day in addition to supplying the villa.

The hot water is also heated from this system.

Contact us today to arrange a viewing of this individual property.