

# Arboleas Villa

€229,995

Ref: A1316



4



2



719 m²



185 m²



✓



✓



✓



Consumption  
E - 173kW

Emissions  
E - 33kg



Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€229,995 (£198,550)
Transfer tax 7% .....	€16,100 (£13,899)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,295)

## Fees and Taxes

IBI property tax .....	€269.00 per annum
------------------------	-------------------

## Standard form of payment

Reservation deposit .....	€3,000 (£2,590)
Remainder of deposit to 10% .....	€20,000 (£17,265)
Final Payment of 90% on completion ....	€206,996 (£178,695)

\* 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

A fantastic 4 bedroom, 2 bathroom villa located just a 2 minute drive from the well known bustling market town of Arboleas. The town offers all necessary amenities including bars, supermarket, restaurants, banks and a weekly street market and there is a local bar/restaurant which is walking distance from the villa.

The detached property is set within its own private fenced plot of land with a large sliding gate which comes with the preinstallation for an electric motor and ample space for off road parking.

The grounds are low maintenance with gravelled areas and terraces but can easily be made into a landscaped garden for anyone who enjoys their outside living. In addition a new swimming pool has been installed. The fences provide open views of the surrounding hillsides and countryside.

A large L shaped covered porch wraps around two side of the home, providing an ideal space for entertaining and shade in the hot summer days.

The entire property has been recently finished meaning it comes with a modern design and fresh interior.

Internally there is an open plan dining and kitchen which offers a large usable space with room for plenty of storage cabinets and work surfaces. The kitchen includes new storage cabinets and worktop surface recently installed. (white goods not included).

Leading off the dining room to the left is the first bedroom and to the right is an archway into the very roomy lounge with patio doors out onto the terrace.

A separate hallway leads to the second and third bedroom, family shower room and the primary bedroom which has an en suite shower room.

A superb property that offers you a blank canvas to put your own stamp!

There is a possibility in the future this area would have the infrastructure put in place and this would result in a cost to each of the property owners of approximately 4000-6000€