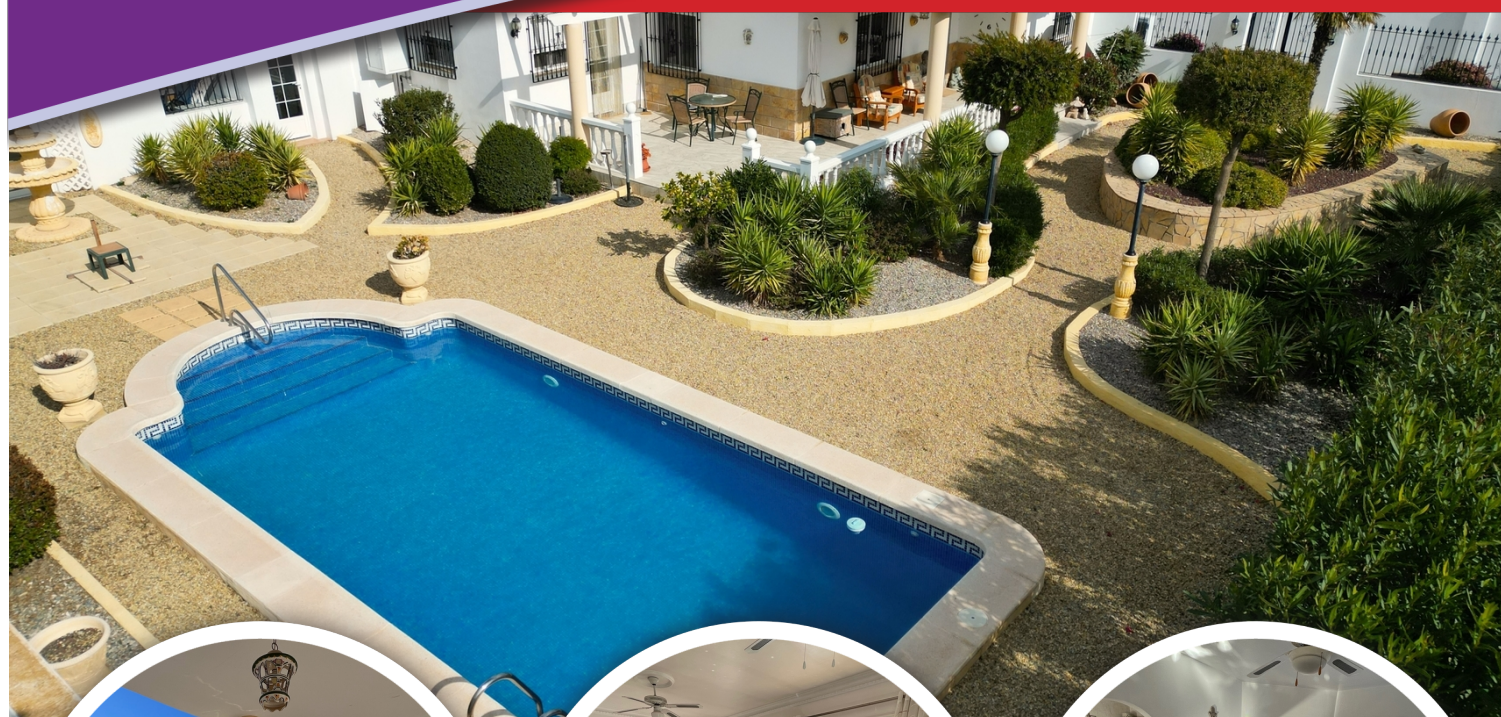


# Arboleas Villa

€270,000

Ref: A1320

**SOLD**



3



2



965 m<sup>2</sup>



123 m<sup>2</sup>



✓



✓



✓



Consumption  
G - 258kW

Emissions  
G - 54kg



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Ctra. Estación, 143

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## Property Purchase Expenses

Property price .....	€270,000 (£230,877)
Transfer tax 7% .....	€18,900 (£16,161)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

IBI property tax .....	€362.59 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,565)
Remainder of deposit to 10% .....	€24,000 (£20,522)
Final Payment of 90% on completion ....	€243,000 (£207,789)

\* 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

\*\*\*SOLD DECEMBER 2023\*\*\*

This fantastic detached villa can be summed up in three simple words, quality, quality, quality.

The property is located in a very sought after residential area with similar stunning villas situated along the wide avenues of the surrounding location and with the local village being just a short drive away where you will find all of the local amenities this house really does have it all.

Upon entry into the superbly manicured gardens through the wrought iron entrance gate you can immediately see that this is one of those few and far between immaculate houses that really are hard to find and is hard to surpass in this style of house.

The pathway from the entrance winds down through the ornamental gardens which have raised beds which is planted with indigenous plants shrubs and trees and where you will find the family sized swimming pool which has recently been completely refurbished and there is an adjacent area for sunbathing and taking in the lovely scenery.

Alongside the pool you will find a very modern and practical toilet/utility room as well as a large enclosed entertaining space which is ideal for a poolside bar or dining area.

To the rear of the villa there are several separate zones the first of which again has raised flower beds and where you will find a table and chairs. There is a barbecue garden with ample space to entertain visiting guests and family and there is a garden storage shed, gated log storage along with an additional workshop which also houses the villa's central heating equipment which is fitted to every room and finally to the side there is a detached garage which is accessed via a private driveway.

To the front of the main house there is a large part covered terrace again edged by balustrade and making your way through the main front entrance door you enter into the homely main lounge room of the property which is tastefully decorated to a very high standard and this leads us through into the separate dining room which is of a good size with a door to access the rear terrace of the property. Adjacent to the dining room is the superbly appointed fully fitted kitchen with top quality fixtures and fittings along with granite work surfaces and solid wood cabinets throughout making this a lovely space.

The sleeping arrangement consists of three good sized double bedrooms which have fitted wardrobes plus ceiling fans and the master bedroom benefits from having its own en suite which is beautifully clad with high quality ceramic tiling to both the walls and floors along with excellent sanitary ware as is the family bathroom which comes with a lovely feel and design along with contemporary decor.

So if you are looking for that classy luxury property in this wonderful area of southern Spanish then look no further just give our offices a call today to book a viewing and turn that dream into a reality.

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