

Arboleas Villa

€189,950

Ref: A1335

SOLD



3



2



716 m²



101 m²



✓



✓



✓



Consumption
E - 149kW

Emissions
E - 36kg

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Ref: A1335 — <https://www.spanishpropertychoice.com/A1335>

Property Purchase Expenses

Property price	€189,950 (£163,756)
Transfer tax 7%	€13,297 (£11,463)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Fees and Taxes

IBI property tax	€323.58 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,586)
Remainder of deposit to 10%	€15,995 (£13,789)
Final Payment of 90% on completion ...	€170,955 (£147,380)

* 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 NOV 2023

Spanish Property Choice are delighted to be able to offer you a beautiful property within walking distance to the pretty town of Arboleas which has all the amenities you would need.

This three bedroom two bathroom one story villa with a private swimming pool sits on a slightly elevated plot providing stunning views of the mountain ranges and countryside.

The property is accessed via double gates that lead to a paved sweeping driveway. The garage and store room are situated on the right hand side of the driveway, and are both a good size. The garage has a roll up and over garage door. A convenient storage area is located behind the garage. Steps lead up to the patio and swimming pool area.

Entrance to the villa leads directly into a short hall way, which opens into a larger space from where all the rooms lead off. To the right of the hallway is the first bedroom, which is a good size and currently being used as a study. The room has fitted wardrobes for storage and a window.

Adjacent to this, is bedroom number two. This is also a good sized room with fitted wardrobes for storage and patio doors leading out to the garden area.

Across the hallway is the family bathroom. This is well equipped with a shower cubicle made from glass brick tiles, a washbasin with a vanity mirror, a toilet and a bidet. It is fully tiled for easy maintenance.

Adjacent to the family bathroom is the master bedroom with an en suite bathroom. The bedroom is a good sized double with fitted wardrobes and has patio doors leading out to a fly free enclosure. An air conditioning unit enables climate control.

The en suite bathroom has a full size bath with an overhead shower and glass shower screen, a washbasin with a vanity mirror, a toilet and a bidet. It is also tiled for easy maintenance.

The final room leading from the hallway is the open plan living/dining room which is very bright and spacious, facilitated by numerous windows and patio doors both from the living area and from the kitchen. A feature fireplace with a log burning stove compliments this area and is ideal for providing warmth during the cooler winter months. Patio doors lead out to the fly free enclosure perfect for enjoying alfresco living and dining. The kitchen is situated at the far end of the living space and is fully fitted with a good range of wall and base units plus all appliances. A breakfast bar communicates with the living area, and a door leads out to a fly free enclosure.

Externally the fly free enclosure provides an extra living/dining space and perfect for enjoying the beautiful weather Spain has to offer.

The swimming pool is situated down a short flight of steps and is quite private with a paved patio area of 40m2, perfect for enjoying relaxing and soaking up the sun.

This is a beautiful property in an ideal location. It is just a couple of minutes' drive to the nearest supermarket, a 35-minute drive to the beautiful beaches on the Almer...

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