

Cariatiz

Cortijo/Finca

€97,950

Ref: A1346



3



1.5



534 m²



100 m²



30 min.



✓



✓



Consumption
E - 214kW

Emissions
E - 42kg

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Property Purchase Expenses

Property price	€97,950 (£83,833)
Transfer tax 7%	€6,857 (£5,868)
Notary fees (approx)	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx)	€1,500 (£1,284)

Fees and Taxes

IBI property tax	€48.49 per annum
Refuse fees	€199.32 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,568)
Remainder of deposit to 10%	€6,795 (£5,816)
Final Payment of 90% on completion	€88,155 (£75,450)

* 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 traditional detached 3 bedroom Cortijo located in the picturesque countryside hamlet of Cariatiz.

The local amenities consist of a small supermarket, tapas bar and restaurants but is just a short 10 minute drive to either Sorbas or Los Gallardos.

The house has off road parking for one vehicle and a gated entrance into the private gardens which boast mature plants and trees, seating areas and a lower level orchard consisting of olive, grapefruit, orange, grape vines and many more.

Internally the home offers a lot of scope for anyone who wants a small project either keeping the traditional features and style of the home or making it more contemporary.

The front door leads into the main lounge and dining room, a bright and airy space with tall ceilings and a doorway through into the main bedroom. Patio doors lead from the bedroom to the rear patio which would be ideal for an outdoor kitchen and BBQ area.

4 steps lead up from the lounge to an open hallway, currently used as a study/office space.

There are 2 double guest bedrooms alongside a toilet and separate full shower room.

The current owner relocated the kitchen into what was the garage. The current garage door is being replaced with a new pedestrian door.

This leaves a fantastic opportunity to purchase a property that you could put your own stamp on, especially kitchens are very personal and need to be bespoke to you.

If you would like more information or to arrange a viewing, please contact Spanish Property Choice on 0034 950 615 388

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