

# Cantoria Villa

€140,000

Ref: A1355

SOLD



2



1



1,065 m<sup>2</sup>



105 m<sup>2</sup>



✓



✓



Consumption  
E - 132kW

Emissions  
E - 24kg

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## Property Purchase Expenses

Property price ..... €140,000 (£120,988)  
Transfer tax 7% ..... €9,800 (£8,469)  
Notary fees (approx) ..... €750 (£648)  
Land registry fees (approx) ... €750 (£648)  
Legal fees (approx) ..... €1,500 (£1,296)

## Fees and Taxes

Refuse fees ..... €205.60 per annum

## Standard form of payment

Reservation deposit ..... €3,000 (£2,593)  
Remainder of deposit to 10% ..... €11,000 (£9,506)  
Final Payment of 90% on completion .... €126,000 (£108,889)

\* 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 AUGUST 2024 \*\*\*\*

Spanish Property Choice are delighted to be able to offer you the opportunity to purchase a lovely 2-bedroom, 1-bathroom villa situated in the Cantoria area, offering stunning views of the countryside and mountains.

This lovely property of 105 m2 on an impressive plot of 1064 m2 consists of a spacious living room, a fully fitted kitchen, 2 bedrooms, 1 bathroom, a large separate Casita, an enclosed outdoor sitting area perfect for enjoying alfresco living and dining, and a terraced area with a hot tub.

Access to the property is via a double gate's onto a large plot suitable to park several vehicles and laid to gravel for easy maintenance.

A huge casita situated on the grounds of the property has been renovated and could be used for numerous projects, storage, additional accommodation, games room etc.

Entrance into the villa leads directly into a spacious living-dining area. A log burning stove provides warmth during the cooler winter months. To the right of the living area is the separate, fully fitted kitchen with a good range of wall and base units and appliances.

A small hallway just off the living area leads to the two bedrooms and bathroom. Both bedrooms are good-sized doubles with plenty of room for bedroom furniture. An air conditioning unit and a ceiling light with a fan aid climate control.

The bathroom is situated between the two bedrooms. It is fully equipped with a bath tub plus an over-head shower, toilet, and hand basin, and is tiled for easy maintenance.

For more information or to arrange a viewing, please call 0034 950 615 388

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