

# Velez Rubio

## Cortijo/Finca

# €250,000

## Ref: A1358

# SOLD



4



2



3.64 hectares



275 m<sup>2</sup>



✓



✓



✓



Consumption  
300kW

Emissions  
F - 66kg



# spanish property CHOICE

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## Property Purchase Expenses

Property price .....	€250,000 (£216,325)
Transfer tax 7% .....	€17,500 (£15,143)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

IBI property tax .....	€48.00 per annum
Refuse fees .....	€44.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€22,000 (£19,037)
Final Payment of 90% on completion ...	€225,000 (£194,693)

\* 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

**\*\*RESERVED JULY 2024\*\***

Spanish Property Choice is delighted to be able to offer you the opportunity to buy a large traditional Cortijo in a beautiful part of Spain. If you are looking for a true slice of Spanish life, this is the property for you.

The property is situated in the countryside, approximately a 20-minute drive from the bustling town of Velez Rubio, where you will find all the amenities you need plus some beautiful historic buildings. Access to the property is by a well-established track road that crosses the rambla.

This Cortijo is situated on a huge plot of land (36,500m<sup>2</sup>) with stunning views of the surrounding mountains and countryside and has its own orchard of fruit trees. This rustic property still retains its original features and charm, with exposed ceiling beams and wooden shutter windows.

The property build is 275m<sup>2</sup> and comprises a large living-dining room, a traditional kitchen with a separate storage room, a utility room, four bedrooms, two bathrooms, a large storage area and an integral garage.

Access to the property leads directly into a large living-dining room with a feature fireplace and traditional wooden beams. Two ceiling lights with fans enable climate control. A door leads into a fully equipped kitchen. The vendors have maintained a rustic, traditionally Spanish style, providing a good range of storage space. A separate door enables access into a good-sized storeroom that is currently being used as a useful food pantry and to house some kitchen appliances.

Back through and into the living space, finds two arches that lead to the ground floor and first-floor bedrooms and bathrooms. The first of these arches takes you up to the first floor via a small butterfly staircase. Three steps up and three to the left take you to a good-sized bedroom, currently being used as a single room with fitted wardrobes.

To the right of the butterfly staircase are a large double bedroom and a family bathroom with a bath, toilet, hand basin, vanity unit and a bidet. The bathroom is partially tiled for easy maintenance.

Returning into the living room and across to the front of the property leads to the master bedroom and en suite bathroom. The bedroom is a good size, with dual-aspect windows enabling amazing views of the countryside. The bathroom has a shower cubicle, toilet, and a hand basin and is tiled for easy maintenance.

A door leads out to a large area currently being used as a storage area but which could be converted into an additional living space, sleeping accommodation, games room, etc.

An external door leads to the outer terrace, garden, and pool side.

Adjacent to this ground floor bedroom is a staircase that leads up to the fourth bedroom. This is a good-sized double with plenty of room for bedroom or office furniture.

Exiting the property, you will find a shaded area staged with artificial grass for comfort, perfect for enjoying alfresco living and dining. Steps lead down to a privat...

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