

# Arboleas Cortijo/Finca

€179,950

Ref: A1368



4



3



2.17 hectares



233 m<sup>2</sup>



✓



✓



✓



Consumption  
F - 235kW

Emissions  
E - 47kg

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## Property Purchase Expenses

Property price .....	€179,950 (£154,798)
Transfer tax 7% .....	€12,597 (£10,836)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,290)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,581)
Remainder of deposit to 10% .....	€14,995 (£12,899)
Final Payment of 90% on completion ...	€161,955 (£139,319)

\* 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 large detached, traditional cortijo located in the countryside of Arboleas in the quaint area of Limaria. The local surrounding are beautiful rolling hillsides, a local bar, restaurants a mini market and the main towns of Arboleas and Albox are within a 10 minute drive.

Situated at the top of a quite cul de sac, this elevated private plot of land has a total of over 21,000m<sup>2</sup> of which a smaller amount which surrounds the property is fenced in, to create a more intimate garden area.

The grounds offer enough space for a swimming pool and there is a small outbuilding which was previously used as animal housing, which could now be used as storage or potentially an annex.

Internally the home is divided over 2 floors and offers the potential to be a family home or a business rental / B&B due to its layout and various entrances

On the ground floor there is a main living room with feature fireplace and access to the side terrace and garden. The kitchen is a fantastic size and what was a shower room is used as a utility area but the plumbing is still in place for it to be converted back if required.

Along a small corridor is a large double bedroom with en-suite shower room and there is a second bedroom with a private lounge area, with direct external access and en-suite bathroom.

The staircase leading up to the first floor has an external entrance meaning you could divide the upstairs completely. Here you will find a spacious living room, a third double bedroom and shower room. There is a fourth bedroom with another private living room with fireplace and access to a sun terrace where you can enjoy the incredible countryside views.

The home is in need of cosmetic work but the exterior has been completed redecorated.

Contact us today on 0034 950 615 388 to arrange a viewing of this property, which offers huge potential.

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