

# Arboleas Villa

€259,995

Ref: A1413



3



2



866 m<sup>2</sup>



145 m<sup>2</sup>



✓



✓



30 min.



Consumption  
E - 149kW

Emissions  
E - 28kg

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Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€259,995 (£216,979)
Transfer tax 7% .....	€18,200 (£15,189)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,252)

## Fees and Taxes

IBI property tax .....	€387.52 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,504)
Remainder of deposit to 10% .....	€23,000 (£19,194)
Final Payment of 90% on completion ...	€233,996 (£195,281)

\* 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

This is a wonderful 3 bedroom, 2 bathroom villa, which is ideally located in a peaceful setting just between Albox & Arboleas villages, meaning that ideally you have all your amenities on hand.

The villa is situated on a quiet road, and is within walking distance to three local restaurants and the weekly open-air market where you can buy all of your weekly fresh fruit and veg.

Due to its ideal location you are also within a 30-minute drive from the local coastal resorts such as Vera Playa, Garrucha and the award winning Mojacar which features wonderful beaches along with the original historic mountainside village of Mojacar pueblo.

The property has a private walled and gated plot of land with off road parking and a carport.

You will find beautifully maintained and established gardens and terraced areas, including a large room terrace.

To the front of the villa you will find a covered terrace which currently offers seating.

To the rear of the house there is a another covered area which again contains seating which offers a lovely shade area in the long hot summer months. Adjacent to this is a family sized swimming pool and also a useful storage room.

There is also a further garden area which comes with raised flower or vegetable beds.

Inside of this beautiful villa you find there are three large double bedrooms with built in storage/wardrobes and a fully fitted family bathroom

The main bedroom enjoys an en-suite.

Both of the bathrooms are fitted with modern suites and offer large walk in showers. Both are fully tiled for easy maintenance.

The kitchen offers plenty of storage in the form of both base and wall units and there are granite work surfaces throughout and has views out to the garden area.

The dining room is wonderfully spacious.

Moving on to the main lounge room, this features a traditional fireplace with a built in log burning fire giving the room a warm and cosy feel during those cooler winter evenings.

This property is an ideal choice as either a relocation villa for anyone wanting to want to live in the sun or as a fabulous holiday home

Call us on 0034 950 615 388 and speak to any of our sales personnel to book that viewing now.

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