

# Zurgena Villa

€199,995

Ref: A1418

**SOLD**



3



2



467 m²



117 m²



✓



✓



30 min.



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€199,995 (£173,056)
Transfer tax 7% .....	€14,000 (£12,114)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€17,000 (£14,710)
Final Payment of 90% on completion ....	€179,996 (£155,750)

\* 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 MARCH 2025\*\*\*

This stunning 3 bedroom, 2 bathroom villa boasts spacious living areas, a swimming pool and high quality finishes throughout.

The kitchen is fully equipped with modern appliances and has access through double patio doors to the private patio and swimming pool area, perfect for a refreshing dip on hot summer days and creating a perfect space for entertaining guests.

The lounge is a beautifully shaped room with lots of light coming through various windows, a gas fired feature fire place and double doors leading to the main entrance hallway.

The master bedroom features a luxurious ensuite bathroom and access to the outside via double patio doors.

The two additional bedrooms are well-appointed one been a very spacious twin and the other a large double and they share a stylish bathroom.

Outside, the villa boasts a shaded front terrace, a roof solarium, offering panoramic views of the surrounding countryside. To the side of the swimming pool you have a dining and bar area ideal for al-fresco dining.

The 467sqm plot provides plenty of space for outdoor activities and gardening.

The whole villa has ducted central heating throughout.

Located just outside the charming villages of Zurgena and Alforcia, this villa offers a tranquil setting with convenient access to amenities.

Enjoy the peace and privacy of country living while being just a short drive away from the two traditional spanish villages with small bars and resurants. Immerse yourself in the beauty of the Spanish countryside from the comfort of this beautiful villa.

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