

Albox Villa

€289,950

Ref: A1419



3



2



2,500 m²



145 m²



✓



✓



✓



Consumption
E - 199kW

Emissions
E - 42kg



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Property Purchase Expenses

Property price	€289,950 (£242,668)
Transfer tax 7%	€20,297 (£16,987)
Notary fees (approx)	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx)	€1,500 (£1,255)

Standard form of payment

Reservation deposit	€3,000 (£2,511)
Remainder of deposit to 10%	€25,995 (£21,756)
Final Payment of 90% on completion ...	€260,955 (£218,401)

* 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 beautiful 3 bedroom, 2 bathroom villa with private swimming pool and separate garage is set in the tranquil surroundings of El Romeral, Aljambra just a few minutes outside the busy bustling market town of Albox. Here you have an abundance of amenities including 3 large supermarkets, shops, pharmacies, medical centre and so much more.

The property is set in its own walled and fenced plot, the villa itself has a build size of 118.70m², the approach to the villa is spectacular, with a gravel driveway taking you through the well-maintained gardens with a variety of fruit, palm and various plants.

The outside swimming pool, jacuzzi and dining area has the benefit of a netted enclosure.

A lovely front terrace leads you into the bright and airy lounge with and dining room with double aspect windows and feature log burning stove. The lounge has been insulated to maintain the heating or cooling through the season. A door from the lounge and dining room leads into the fully fitted dining kitchen. The kitchen has a modern touch with feature wall shelving and plenty of worktop space.

Back to the lounge and double doors lead out again, to the main hallway and onto the first of the spacious double bedrooms, the family bathroom featuring a double walk in shower unit with glass screen the second of the double rooms set up as a twin. Finally, we have the spacious bright master bedroom, which benefits from its very own en suite bathroom with shower cubicle. All bedrooms feature excellent built in storage cupboards, ceiling fans and the house is fully air-conditioned.

To the side of the house is the separate garage which the owners use as a workroom and storage space, there is a water softener and filters located here.

The outside areas are fantastic with three separate terrace areas around the property, a lovely, fully tiled swimming pool area for outside lounging and lovely views out to the surrounding landscape. The gardens benefit from a full water irrigation system.

The property also has the huge benefit of solar power intergrated with the mains power to reduce the electric bills.

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