

# Benizalon

## Village House / Casa de Pueblo

€70,000

Ref: A1445



2



1



144 m²



154 m²



✓



✓



Consumption  
E - 249kW

Emissions  
E - 47kg



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## Property Purchase Expenses

Property price .....	€70,000 (£60,725)
Transfer tax 7% .....	€4,900 (£4,251)
Notary fees (approx) .....	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx) .....	€1,500 (£1,301)

## Fees and Taxes

IBI property tax .....	€123.47 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,603)
Remainder of deposit to 10% .....	€4,000 (£3,470)
Final Payment of 90% on completion ....	€63,000 (£54,653)

\* 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

For Sale – Charming Village Home in Benizalón

Located in the picturesque village of Benizalón, perched at an altitude of 936 metres, this delightful two-bedroom property offers the perfect blend of traditional Spanish charm and modern comfort. Benizalón is a small, close-knit municipality with around 250 residents, predominantly Spanish with a few English nationals. Nestled within the Sierra de los Filabres, the village is set in a landscape of semi-arid hills and ravines, where almond groves are the principal crop.

The village itself is characterised by whitewashed houses with red-tiled roofs, a beautiful Mudejar-style church, and a peaceful ambience that makes it a haven for those who enjoy walking, cycling, and nature. The surrounding scenery is truly breathtaking, with panoramic views in every direction.

Benizalón is also known for its annual pilgrimage to the Sanctuary of the Virgen de la Cabeza de Monteagud, a deeply revered religious site standing atop Monteagud Hill, approximately 4,000 feet above sea level. This hermitage, originally protected by a Muslim ribat known as Montahur, houses the venerated "Miraculous Image of Our Lady of Monteagud", also called "The Virgin of the Head". The sanctuary is one of the region's most iconic destinations and attracts pilgrims from neighbouring villages each year.

The Property

This charming village home comprises:

Two double bedrooms, one with fitted wardrobes

A separate guest toilet on the ground floor

A full family bathroom, recently refurbished, on the first floor

A modern, contemporary kitchen leading through to a cosy lounge

An enclosed roof terrace offering additional storage space via loft-style ladders

An open rooftop terrace boasting spectacular views over the mountains and towards the Santuario

The property would make a wonderful full-time residence or a peaceful holiday retreat for those seeking an authentic Andalusian lifestyle in a tranquil, scenic setting.

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