

Huercal-Overa

Village House / Casa de Pueblo

€270,000

Ref: A1456



4



3



150 m²



223 m²



✓



30 min.



✓



Consumption
E - 160kW

Emissions
D - 27kg



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Property Purchase Expenses

Property price	€270,000 (£233,874)
Transfer tax 7%	€18,900 (£16,371)
Notary fees (approx)	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx)	€1,500 (£1,299)

Fees and Taxes

IBI property tax	€470.97 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,599)
Remainder of deposit to 10%	€24,000 (£20,789)
Final Payment of 90% on completion	€243,000 (£210,487)

* 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

Spacious Triplex Family Home with Garage and Terraces – Located in Huércal-Overa

An excellent opportunity to acquire a spacious family home, ideally located in the thriving town of Huércal-Overa. This impressive triplex property offers generous living accommodation, a private garage, and ample outdoor space – perfect for family living and entertaining.

Prime Location

Situated in Huércal-Overa, a vibrant town offering a wide range of amenities including a cinema, hospital, independent shops, supermarkets, cafés, restaurants, and bars. The property also enjoys excellent access to the beautiful nearby coastal towns of San Juan de los Terreros, Mojácar, Vera Playa, all offering stunning beaches and leisure activities.

Huercal Overa is a family orientated town, with high schools, primary schools, a well used municipal swimming pool and sports centre.

It is only a 5 minute walk to the Hospital La Inmaculada in Huercal Overa, therefore an ideal location if you work in or around this area.

Property Overview

This beautifully maintained triplex semi-detached corner positioned home is accessed via a private entrance, leading to a spacious front terrace — ideal for outdoor dining and relaxing.

Ground Floor

Bright and modern recently refurbished kitchen with ample cupboard space, abundant natural light, and room for a family dining table — creating a welcoming and sociable cooking and dining environment.

From the kitchen, access is provided to a rear terrace, with a weatherproof utility cupboard housing the washing machine, and additional storage.

Generous open-plan living and dining area, flooded with natural light and featuring a charming fireplace — perfect for cosy winter evenings.

A guest bedroom and a modern bathroom (again recently refurbished) complete this level.

Lower Ground Floor (Sótano/Garage) – 81.59 m²

A substantial space currently configured partly as a garage and partly as a multi-functional den or recreational area, offering excellent flexibility for storage, hobbies, or additional living/office space.

First Floor

Three well-proportioned bedrooms, all offering an abundance of natural light.

The master bedroom benefits from a private en-suite bathroom and access to a private terrace, perfect for enjoying the region's year-round sunshine. This lovely space has uninterrupted views to the mountains.

A modern family bathroom serves the remaining two bedrooms.

Contact us today to arrange a viewing.