

# Taberno Cortijo/Finca

€699,000

Ref: A646



7



6



4.69 hectares



519 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 69kW

Emissions  
C - 12kg



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## Property Purchase Expenses

Property price .....	€699,000 (£596,701)
Transfer tax 7% .....	€48,930 (£41,769)
Notary fees (approx) .....	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx) .....	€1,500 (£1,280)

## Fees and Taxes

IBI property tax .....	€1345.00 per annum
Refuse fees .....	€141.08 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,561)
Remainder of deposit to 10% .....	€66,900 (£57,109)
Final Payment of 90% on completion ....	€629,100 (£537,031)

\* 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

### REDUCED IN PRICE TO AID A QUICK AND EFFICIENT SALE

This is truly one of the most magnificent fully renovated cortijo's for sale in Costa Almeria. The property has been reformed to an amazing standard offering high quality fixtures and fittings throughout and offers opulent living at its finest.

This property for sale in Almería consists of 5 very large bedrooms, 5 bathrooms in the main house and also a separate 2 bedroom apartment ideal for visiting friends and family or it would also be ideal for either staff accommodation or vendors accommodation should you wish to open a bed and breakfast or a very much needed rural hotel in this area.

Upon entering the property through the main very impressive multi arched entrance you walk into a large glass panelled sun room and then through the front door straight into the character hallway with open fire, double doors to the right lead into a very large, approximately 100m<sup>2</sup>, lounge with traditional beamed ceilings, tiled floors with under floor heating which is very unusual for Spain but a huge bonus in the cooler winter period, as short as it is.

Just off the lounge is another good sized room currently used as an office. Through another door off the lounge is a shower room with a multi jet shower with another door (Jack and Jill) to which there is a double bedroom with air conditioning and double wooden doors to the rear of the property. From the double bedroom you enter another room currently used as a snug. From this is a hallway and you will find a large Central Heating store room that houses the under floor heating system.

This property has the most amazing kitchen with a full and wide range of quality wall and base units. Being open plan alongside a long dining room, it is ideal for the aforementioned business venture or a superb space for entertaining. There are granite work surfaces, modern units, tiled under floor heating and traditional beamed ceilings. A warm welcoming space in the heart of the house!

This bespoke property has 2 storeys and the first floor is accessed from the central kitchen/dining area, where a staircase leads to the bedrooms and bathrooms. All the bedrooms have air conditioning, satellite TV and central heating. 3 of the bedrooms have doors leading onto the sun terrace with stunning views. There is a large corridor and another staircase leading down to the far end of the dining area (a jack and gill dining room so to speak) but utilising the first floor in between.

The cortijo for sale in Almería is located on an impressive plot of 46.448m<sup>2</sup> with awe inspiring views to the valley and beyond. Private access through a large gated entrance guides you to the front of the property, the driveway is set stone throughout with a feature Koi carp pond and water fall. Carrying on across the driveway you welcomed by a large fountain and then access to the spectacular bespoke swimming pool with water feature, certainly the best in the area! A cascading staircase ta...

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