

# Oria

## Village House / Casa de Pueblo

€125,000

Ref: A977



4



4



205 m<sup>2</sup>



260 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 265kW

Emissions  
E - 55kg

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## Property Purchase Expenses

Property price .....	€125,000 (£107,763)
Transfer tax 7% .....	€8,750 (£7,543)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

IBI property tax .....	€257.80 per annum
Refuse fees .....	€145.36 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€9,500 (£8,190)
Final Payment of 90% on completion ....	€112,500 (£96,986)

\* 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

This is a charming and characterful, two-storey house with separate annex building, located in the very heart of the traditional Spanish village of Oria where you will find a wide variety of amenities including bars, restaurants, shops, banks, pharmacy, medical centre and more all within walking distance of this property. You are also just under a 25-minute drive from the larger market town of Albox for further needs and around an hour from the coast.

Heading into the main house through the main entrance, located at the front of the property where this is a quaint garden space, you will find yourself in the entrance hallway, currently being used as a further reception room. This then leads into the main living space, a nice sized room with double doors leading out into a rustic feeling courtyard, ideal for outdoor lounging and dining. Heading through once more leads into the equally rustic feeling kitchen, offering plenty of storage and most appliances, while also being large enough to house a dining table.

The remainder of the downstairs of the property consists of a handy downstairs toilet, a back entrance currently used as a games room, utility room and pantry.

Upstairs consists solely of sleeping accommodation, totaling three bedrooms and two bathrooms. The first room, located off of the landing, is a double bedroom that is currently being used as a storage space. Heading through a doorway off the landing leads into a further hallway with a space dedicated to office usage, with this hallway leading to the two further bedrooms. To the left is a guest bedroom, a comfortable sized double room. To the right is the master bedroom, a surprisingly spacious room that is more than large enough for a double bed plus abundant storage units, but also has the added bonus of an en-suite bathroom with a shower, plus a balcony looking out to the countryside. The other bathroom is a similar size and equipped with a bathtub.

Also located on the upper floor is a wonderful balcony above the aforementioned courtyard, large enough for a small table and a couple of chairs, that make the most of the glorious view of the mountains, countryside, and the village itself thanks to the property's elevated position.

The main house is equipped with central heating throughout, while the thick walls ensure the property stays cool throughout the hot summers.

The separate annex building is split over two floors, the lower floor being used as a double garage whereas the upper floor, accessed by an external staircase, is a further living space, offering an extra kitchen, living/dining room, bedroom, and bathroom, plus a wonderful terrace that offers the best view of the entire property.

A truly remarkable property that can only be truly appreciated by viewing it!

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