

# Vera Villa

€299,950

Ref: B1142

SOLD



3



3



560 m²



275 m²



✓



✓



15 min.



Consumption  
E - 191kW

Emissions  
E - 35kg

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## Property Purchase Expenses

Property price .....	€299,950 (£258,587)
Transfer tax 7% .....	€20,997 (£18,101)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

IBI property tax .....	€373.10 per annum
Refuse fees .....	€143.80 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€26,995 (£23,272)
Final Payment of 90% on completion ....	€269,955 (£232,728)

\* 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

\*\*\*SOLD NOVEMBER 2023\*\*\*

The owners of this property are open to sensible offers! This is a stunning, detached, two-storey villa plus vast under build with private swimming pool located in the sought after area of La Algarrobina, which is located just a short drive away from the bustling town of Vera as well as being a 15 minute drive from the coast and numerous other towns.

The property is also located within close proximity of the prestigious Desert Springs golf course. Access to the property is via a well maintained dirt road, with this leading to a number of other detached villas. The property is accessed through gates that lead into the plot at the front of the property, which currently has a nice landscaped garden area, although it could easily be additional parking on top of the very large garage/under-build included with the property. The plot then runs right the way around the house.

The entrance to the property takes you into a hallway, with all rooms leading off of this as well as the staircase that takes you both upstairs and down into the under-build. Located on this floor you will find a large double bedroom with sitting area, fitted wardrobes and air-conditioning, as well as there being a well equipped bathroom. The remainder of this floor includes a large, open plan lounge/diner with impressive patio doors allowing a lot of light in as well as access onto a terrace around the pool area. The well equipped kitchen leads off of this room, which has an outdoors utility space, and is fitted with most appliances as well as offering plenty of storage space.

Heading downstairs takes you to the aforementioned under-build, split into both large garage/storage space as well as a further large room that could easily become a games room/cinema room or even further bedroom with en suite if need be. Heading upstairs to the remaining two bedrooms in the property, with both bedrooms being considerably spacious, equipped with fitted storage and air-conditioning.

The master bedroom is slightly larger and has the additional benefit of an en suite bathroom and impressive views of La Algarrobina, the mountains and the Desert Springs golf course. There is also a further family bathroom situated on this floor, as well as upstairs terrace which overlooks the countryside to the other side of the property.

A truly amazing property worth having a good look at! and why not put in an offer? You will never know if you do not ask.

<https://www.bensound.com> Music video credit

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