

Mojacar

Duplex/Townhouse / Casa adosada

€224,995

Ref: B1911



3



2



229 m²



119 m²



✓



3 min.



✓



Consumption
E - 159kW

Emissions
E - 32kg

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Ref: B1911 — <https://www.spanishpropertychoice.com/B1911>

Property Purchase Expenses

Property price	€224,995 (£189,486)
Transfer tax 7%	€15,750 (£13,264)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,263)

Fees and Taxes

IBI property tax	€303.49 per annum
Refuse fees	€148.28 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,527)
Remainder of deposit to 10%	€19,500 (£16,422)
Final Payment of 90% on completion ...	€202,496 (£170,538)

* 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 PRICE

A semi detached three bedroom, two bathroom property located just 5 minutes drive outside of Mojacar Playa.

Just outside the small hamlet of Sopalmo in a quiet and tranquil setting whilst being less than 4km from the beautiful beaches of Macenas & Ventanicas plus the many nearby amenities.

The property is within a gated community of 4 properties, there are no communal charges as the owner of each property looks after and cares for their plot and property.

The house has a private parking space and small garden directly in front.

To the front of the property is a covered terrace which provides an excellent dining space and views of the mountains and small chapel which sits on the hill in front. Internally the property is in pristine condition whilst offering a traditional Spanish design with wooden finishes and terracotta floor tiles.

The downstairs has a very open plan style with the lounge, dining room and kitchen being one big open space. The kitchen has a great selection of wall cabinets for storage as well as including electric appliances.

Through the lounge on the far side you will find a full size family shower room and the first double bedroom which comes with fitted wardrobes and a stable wooden door leading out to the rear patio.

The open staircase in the lounge leads to the upper floor where there is the second double bedroom with fitted wardrobes and a private south facing terrace, the second family size shower room and the third and largest double bedroom with fitted wardrobes and patio doors out onto a large terrace which boasts sea views.

A unique property in a fantastic location!

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