

# Turre

## Duplex/Townhouse / Casa adosada

# €105,000

### Ref: B1978

## RESERVED



3



1.5



442 m<sup>2</sup>



170 m<sup>2</sup>



✓



10 min.



✓



Consumption  
E - 158kW

Emissions  
E - 30kg

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## Property Purchase Expenses

Property price .....	€105,000 (£87,505)
Transfer tax 7% .....	€7,350 (£6,125)
Notary fees (approx) .....	€750 (£625)
Land registry fees (approx) ...	€750 (£625)
Legal fees (approx) .....	€1,500 (£1,250)

## Fees and Taxes

IBI property tax .....	€262.44 per annum
Refuse fees .....	€147.08 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,500)
Remainder of deposit to 10% .....	€7,500 (£6,250)
Final Payment of 90% on completion ....	€94,500 (£78,754)

\* 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

**\*\*RESERVED OCT 2024 \*\***

This is large corner three bedroom one bathroom townhouse situated in Turre, close to the town centre, walking distance to grocery stores, cafés, restaurants, bars, shops, banks etc.

Private iron doors and a flight of stairs lead you to the main house. Step into a small hallway with the kitchen straight ahead and the living room to the right.

The spacious and bright air conditioned living room can accommodate 2 large sofas and some furniture, balcony doors overlook the quiet street. Back through the hallway to the large and bright diner/kitchen. It has a good range of wall and base units plus all the necessary modern appliances including dish washer, hob, oven and fridge freezer. The dining area can accommodate 4-6 people. The diner kitchen leads to a private comfortable patio sitting area.

Back through to the hallway past a convenient under stairs wc with toilet and sink. Up a flight of stairs where you have the three bedrooms and a family bathroom.

The first double bedroom is a good size with built in wardrobes, an air conditioning unit and window overlooking the back yard below. The second double bedroom also has built in wardrobes with street views, the final bedroom is a slightly smaller double bedroom also overlooking the street. Across the hallway you have the bathroom with bath tub, overhead shower, bidet, sink and toilet.

The property is being offered fully furnished and includes a large garage with space for 2 cars and plenty of storage space. The garage is at street level and accessed via the internal stairway. This space also benefits from a sink and currently houses a washing machine.

THIS PROPERTY CAN ONLY BE PURCHASED BY A SPANISH RESIDENT, WHO DOES NOT OWN ANY OTHER PROPERTY. IN ADDITION, YOUR INCOME HAS TO FALL WITHIN A PARTICULAR PAY BRACKET. THIS IS DUE TO A VPO ON THE PROPERTY, WHICH MEANS IT WAS ORIGINALLY SUBSIDISED HOUSING.

The vendor is also selling a car under a separate arrangement. Details are:

Seat Ibiza 5 doors

DTI 2 litre diesel

Year 2004

Tax & ITV until April

If you would like more information about this property or to arrange a viewing please call Spanish Property Choice on 0034 950 615 388

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