

# El Pinar de Bedar Villa

€249,000

Ref: B2228

**SOLD**



3



2



500 m²



102 m²



✓



✓



15 min.



Consumption  
E - 33kW

Emissions  
E - 172kg

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C/ Mérida de Jarales, 5

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €249,000 (£215,460) |
| Transfer tax 7% .....           | €17,430 (£15,082)   |
| Notary fees (approx) .....      | €750 (£649)         |
| Land registry fees (approx) ... | €750 (£649)         |
| Legal fees (approx) .....       | €1,500 (£1,298)     |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| IBI property tax ..... | €281.00 per annum |
|------------------------|-------------------|

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,596)     |
| Remainder of deposit to 10% .....       | €21,900 (£18,950)   |
| Final Payment of 90% on completion .... | €224,100 (£193,914) |

\* 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 FEBRUARY 2025 \*\***

Introducing a beautiful three bedroom, two bathroom detached villa with a private swimming pool and underbuild garage in the charming village of El Pinar.

The villa is designed to maximize the breathtaking views of the countryside stretching all the way to the coast.

Entering the property you are greeted by an entrance hallway.

This leads into the spacious lounge and dining room with many windows allowing natural light and ventilation to flood in.

The views from here are quite stunning, pictures can not do it justice.

In addition, there is a fireplace for those cooler winter evenings.

An archway from here, takes you into the kitchen is fully equipped with ample work space making it a delightful place for preparing meals.

Again, it is a light and airy area.

The villa features three generous size bedrooms offering plenty of room for family and guests.

Firstly the main bedroom, offering views to the front of the property and enjoying an en-suite bathroom with full size bath and overhead shower.

The second bedroom is also of a good size and opposite this you have the family bathroom, offering a walk-in shower.

Then onto the third bedroom, with large fitted wardrobes.

One of the standout features of this property is its outdoor space. From the living space, you access a large terrace area, enjoying those aforementioned views, an ideal place for sitting and taking in all the beauty.

Heading left to the side of the property you have your private swimming pool, with ample room for sun-loungers.

This is a lovely area for cooling off on a warm day or taking a leisurely swim.

Also there is a huge underbuild, beneath the villa and the pool area. This offers plenty of room for storage and a place park the car, keeping it safe from sun damage.

Located in the village of El Pinar offering the quiet of a countryside village but only been a short drive to the coastal town of Mojacar.

This property has an AFO granted.

Contact us to arrange a viewing of this unique property.

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