

Valle del Este Golf Villa

€325,000

Ref: B2256



3



2.5



369 m²



98 m²



✓



✓



✓



Consumption
D - 25kW

Emissions
C - 21kg

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



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property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Ref: B2256 — <https://www.spanishpropertychoice.com/B2256>

Property Purchase Expenses

Property price	€325,000 (£273,709)
Transfer tax 7%	€22,750 (£19,160)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,263)

Fees and Taxes

Communal fees	€65.45 per month
IBI property tax	€375.59 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,527)
Remainder of deposit to 10%	€29,500 (£24,844)
Final Payment of 90% on completion ...	€292,500 (£246,338)

* 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

An excellent opportunity to own a 3 bedroom, detached private villa on the very sought after golf resort of Valle del Este. This pristine golf course offers all year round living with a 4* hotel and spa, restaurants, bars and a short drive to the local market town of Vera, Los Gallardos and only 15 minutes to Mojacar and Vera Playa.

The community is located on a quiet cul de sac with a gated communal swimming pool, terraces and gardens.

The home comes with 2 private parking spaces, one being under a car port and the other open air. A secure gated entrance leads into the private grounds of the home along a walkway to the first garden space, here you will find the bespoke private swimming pool, nestled into a very private area surrounded with artificial grass and terraces.

Internally this villa boasts an open plan living area, a bright lounge with a separate television room provide several different areas to enjoy especially for a large family. The space is large enough for a dining table which could also fit into the sun room, currently used as an office this area has excellent views due to the full wall of windows and it can also be closed off by large sliding traditional wooden doors.

Sliding patio doors provide access to the front terrace and low maintenance garden.

From the lounge there is a W/C and access into the spacious kitchen. With ample storage units and a utility corner, this is a very functional working kitchen with modern electric goods and a central island that matches the worktops.

To the other side of the entrance hallway are the bedrooms, 2 double bedroom with built in wardrobes, family shower room and a main bedroom with dressing area, en suite shower room and direct access to the garden.

*PLEASE NOTE: The swimming pool has a full license but is pending registration at the land registry, the owners agree to cover the cost of this for any purchaser and complete the paperwork.

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