

# Los Lobos Villa

€399,995

Ref: B2263

RESERVED



4



3



621 m<sup>2</sup>



248 m<sup>2</sup>



✓



✓



10 min.



Consumption  
E - 130kW

Emissions  
D - 25kg

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## Property Purchase Expenses

Property price .....	€399,995 (£336,308)
Transfer tax 7% .....	€28,000 (£23,542)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,261)

## Fees and Taxes

IBI property tax .....	€383.07 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,522)
Remainder of deposit to 10% .....	€37,000 (£31,108)
Final Payment of 90% on completion ....	€359,996 (£302,677)

\* 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 \*\***

A fantastic opportunity to acquire a beautifully renovated Cortijo/Finca in a peaceful rural area close to the village of Los Lobos and only a ten minute drive to the coast.

This charming 4-bedroom, 3-bathroom country home is situated in an elevated position, offering stunning panoramic views of the surrounding countryside, orchards, and mountains. The property boasts a grand driveway leading up to the Cortijo/Finca, with ample parking space for several vehicles.

The outdoor areas are a real highlight, featuring multiple terraces, beautifully landscaped gardens, and outdoor kitchen spaces. The centrepiece is the impressive swimming pool area, complete with a BBQ and plenty of space to relax and soak up the 360-degree views. The swimming pool is heated via either the electric heat pump or the gas fired boiler.

The house, spread over two floors, has been meticulously renovated to a high standard while maintaining its traditional charm. The entire building has been professionally insulated to ensure year-round comfort, blending modern conveniences with the rustic style. The large, bright kitchen-diner is a perfect example of this, featuring all the latest appliances yet retaining a traditional style, including a cosy log-burning stove. The log burner supplies the property with central heating throughout. Similarly, the spacious and bright lounge also comes equipped with a log-burning stove, offering warmth and ambiance. The property also has Air conditioning.

The property includes four generously sized bedrooms and three well-appointed bathrooms, providing ample space for a family or guests. Every room in the house reflects the same attention to detail, with a blend of traditional features and modern comforts.

The property benefits from a large grid solar system with 10kw of lithium battery backup to reduce electricity cost to a minimum.

The large land plot includes a two car garage and a storage shed. There are fruit trees of all types across the land which are irrigated via water storage tanks which can be filled by the well or mains.

Located in the tranquil setting of Los Lobos, this property is only a five-minute drive from local shops. The main coastal town of Cuevas del Almanzora, known for its excellent amenities and beautiful beaches, is just a ten-minute drive away.

This stunning home must be seen to be fully appreciated, as it offers an exceptional combination of traditional charm, modern comfort, and breath-taking surroundings. A rare find in the region, this Cortijo/Finca is perfect for those seeking a peaceful country retreat close to the coast.

Explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property.

Click on the 'Video Play' button in the link for a virtual walk around tour.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. On...

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