

# Mojacar

## Village House / Casa de Pueblo

€187,000

Ref: B2289

RESERVED



2



3



77 m²



99 m²



10 min.



✓



Consumption  
G - 220kW

Emissions  
E - 41kg

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## Property Purchase Expenses

Property price .....	€187,000 (£158,277)
Transfer tax 7% .....	€13,090 (£11,079)
Notary fees (approx) .....	€750 (£635)
Land registry fees (approx) ...	€750 (£635)
Legal fees (approx) .....	€1,500 (£1,270)

## Fees and Taxes

IBI property tax .....	€122.03 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,539)
Remainder of deposit to 10% .....	€15,700 (£13,288)
Final Payment of 90% on completion ....	€168,300 (£142,449)

\* 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 June 2025 \*\*\*\*

This delightful, traditional detached house is ideally located in the heart of Mojacar Pueblo, directly across from the renowned Mirador de Castillo, in a well-established and desirable neighborhood. The property exudes charm, with thoughtful decorations and furnishings that enhance its traditional appeal, while showcasing its true potential.

Upon entering, you are greeted by a welcoming hallway. To the right is a cosy dining area that seamlessly integrates with a well-appointed kitchen, creating a warm and inviting space for family meals and gatherings.

On the opposite side of the hall, you will find a convenient walk-in shower room, perfect for guests or quick use.

Descending a few steps, you will reach the spacious main bedroom, which is bright and airy. This room features access to a private terrace and includes two storage areas, providing both comfort and practicality.

Adjacent to the main bedroom is the second bedroom, complete with an en-suite bathroom for added privacy and convenience.

On the same level, there is also a separate bathroom equipped with a bathtub, overhead shower, and a sleek glass partition, offering both functionality and style.

An additional generous storage space is located nearby, perfect for keeping the home organised.

Returning to the hallway, a staircase leads up to a beautifully illuminated living room.

The living area is enhanced by double-glazed doors that open onto a large terrace, where you can enjoy stunning sea views.

A further window in the room also captures the picturesque sea vistas, making this space ideal for relaxing or entertaining. For those cooler evenings, the fireplace adds a cosy touch, creating a perfect setting to unwind.

From the living room, another set of glass doors leads to external stairs that guide you to a solarium.

This upper terrace offers panoramic views of the village and breathtaking sea vistas, providing an exceptional space to enjoy the surroundings and relax outdoors.

Additionally, the property includes an adjacent 67m<sup>2</sup> plot of land, offering the potential for a private garden, parking area, or further development.

There is also communal parking available nearby for added convenience.

This charming home offers a perfect blend of traditional character and modern comforts, making it an ideal choice for those seeking a tranquil retreat in the heart of Mojacar Pueblo. Ideally, it is being sold fully furnished, so walk in, unpack your case, and relax.

For more information or to arrange a viewing, please contact us.