

# Sierra Cabrera

## Villa

€425,000

Ref: B2306



3



2.5



1,998 m²



113 m²



✓



✓



20 min.



Consumption  
F - 254kW

Emissions  
E - 43kg

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## Property Purchase Expenses

Property price .....	€425,000 (£364,098)
Transfer tax 7% .....	€29,750 (£25,487)
Notary fees (approx) .....	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx) .....	€1,500 (£1,285)

## Fees and Taxes

IBI property tax .....	€555.18 per annum
Refuse fees .....	€15.42 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,570)
Remainder of deposit to 10% .....	€39,500 (£33,840)
Final Payment of 90% on completion ....	€382,500 (£327,688)

\* 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

This stunning villa, featuring a separate casita, swimming pool, and breathtaking views, is nestled in the picturesque area Sierra Cabrera.

Access to the property is through a private gate, leading you to a spacious terrace with plenty of room for outdoor furniture and a BBQ area.

The surrounding gardens are filled with indigenous plants, creating a low-maintenance, authentic Spanish garden feel.

Up a few steps, you'll reach the separate casita, which currently offers a bathroom and two generously-sized bedrooms. It's the perfect space for guests, providing them with a bit of independence. A gate from the terrace leads to a storage area.

Back on the terrace, you enter the main house. To your right, you'll find a beautiful living room with large sliding windows that allow natural light to flood the space. There's also a cosy fireplace, perfect for cooler evenings.

Beyond the living room, through an arch, you'll find a separate dining room with those stunning views.

The modern kitchen offers plenty of storage and counter space. While washing dishes may not be the most enjoyable task, the views from the kitchen sink will certainly make it more pleasant!

From the kitchen, a doorway leads to a rear terrace with arched recesses, ideal for additional storage.

There are two separate gates here: one leads to the parking area, with plenty of room for several cars, while the other takes you to the first terrace area.

The main house also includes a spacious bedroom with an en-suite bathroom, featuring a large walk-in shower.

From this bedroom, you can access the terrace area.

The terrace wraps around the villa, with both covered and uncovered areas, perfect for enjoying the beautiful hot summer days.

Stone steps lead down to the stunning pool area, complete with railings that offer panoramic views of the surrounding landscape.

The electrical system has been recently upgraded from 5.5kw to 9.2kw, making it ideal for hosting family and friends.

Contact us to arrange a viewing of this stunning villa.

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