

# Vera Villa

€388,500

Ref: B2347



3



2



491 m<sup>2</sup>



199 m<sup>2</sup>



✓



✓



5 min.



Consumption  
G - 237kW

Emissions  
E - 42kg

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## Property Purchase Expenses

Property price .....	€388,500 (£327,350)
Transfer tax 7% .....	€27,195 (£22,915)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Fees and Taxes

Refuse fees .....	€205.60 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€35,850 (£30,207)
Final Payment of 90% on completion ....	€349,650 (£294,615)

\* 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 beautifully presented detached villa offers exceptionally versatile living and social spaces, ideal for families or those seeking ample room for guests and hobbies. The property comprises three generously sized bedrooms and three bathrooms - two featuring walk-in showers and one with a bathtub and overhead shower, catering to a range of preferences.

A standout feature of this home is the expansive underbuild, thoughtfully adapted to include a cinema room, gym and games area. There is also a dedicated utility/storage space and an additional bathroom with a corner shower unit. An arts and crafts area within the underbuild provides the perfect setting for creative pursuits or leisure activities.

The villa is accessed via a private gateway, complete with a separate entrance for vehicles. A short flight of six steps leads to the main entrance, enhancing both privacy and charm.

Inside, the bright and airy lounge boasts a cosy fireplace - ideal for relaxing during the cooler months - while the modern, well-equipped kitchen offers delightful garden views. The adjacent dining area overlooks both the garden and the pool, creating an inviting and sociable atmosphere. The ground floor also includes a spacious double bedroom with fitted wardrobes and a comfortable single bedroom.

Upstairs, you'll find a further large double bedroom with ample storage and access to a generous terrace, offering panoramic views across the surrounding countryside. A family bathroom with bathtub and overhead shower completes the upper level.

Outside, the wrap-around garden provides abundant space for outdoor furniture, making it perfect for entertaining or enjoying the sun in peace and privacy. A private swimming pool adds to the appeal, offering a refreshing retreat during the warmer months.

Early viewing is highly recommended - contact us today to arrange a visit.

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