

# Cuevas del Almanzora

Cave House / Casa Cueva

€65,000

Ref: B2356



2



1



128 m²



90 m²



✓



13 min.



✓



Consumption  
E - 114kW

Emissions  
D - 19kg

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**Ref: B2356 — <https://www.spanishpropertychoice.com/B2356>**

## Property Purchase Expenses

Property price .....	€65,000 (£56,245)
Transfer tax 7% .....	€4,550 (£3,937)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

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

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€3,500 (£3,029)
Final Payment of 90% on completion ....	€58,500 (£50,620)

\* 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 distinctive part-cave property is located just 1KM from the vibrant, year round town of Cuevas del Almanzora, and offers a rare blend of tradition, charm, and modern comfort.

With easy access and a traditional exterior that blends seamlessly with the local landscape, this home is truly one of a kind.

The south facing front terrace is ideal for al fresco dining, while the roof top terrace provides a perfect spot to relax and take in the picturesque surrounding views.

Inside, the property has been fully renovated.

Therefore, it offers a modern, streamlined finish, whilst retaining its authentic cave features.

The main living area is open plan, with a kitchen space offering ample storage and a feature log fire, creating a warm and inviting space.

The modern family shower room has been stylishly designed and offers contemporary fixtures and fittings.

The cave portion of the home includes a secondary lounge area, which leads into the main bedroom, and continues into a rear cave room, which is ideal as a dressing room, a guest sleeping area, or storage.

Along the side of the home is a lock up storage or utility room.

The property enjoys air conditioning in the kitchen and the cave part of the property, as well as upgraded windows throughout and a security system.

The property documentation has been updated and confirmed with Land Registry, it is currently waiting to be updated in the Cadastre.

Contact us to arrange a viewing of this unique property.

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