

Puerto Lumbreras

Villa

€289,000

Ref: E193



5



3



2.00 hectares



232 m²



✓



✓



✓



Consumption
B - 41kW

Emissions
B - 8kg



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Property Purchase Expenses

Property price	€289,000 (£248,606)
Transfer tax 10%	€28,900 (£24,861)
Notary fees (approx)	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx)	€1,500 (£1,290)

Standard form of payment

Reservation deposit	€3,000 (£2,581)
Remainder of deposit to 10%	€25,900 (£22,280)
Final Payment of 90% on completion	€260,100 (£223,746)

* 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

In collaboration with our Spanish partners, we have the pleasure to bring you the opportunity to buy a spectacular villa located in the countryside of Puerto Lumbreras in the Murcia region.

Located 15-minutes drive from the bustling town of Lorca, where you will find all amenities including a train station, supermarkets, wonderful shopping centre, cinema, golf courses and much more.

This 2- storey villa offers 5 bedrooms and 3 fully furnished bathrooms. Internally the home comes with a modern clean finish with wooden doors, glass panels and light coloured tiled floors.

The spacious living room is large enough for a full size dining table and comes with a feature fireplace. The kitchen is not fully fitted, which allows you to choose and purchase your own bespoke style cabinets and electrical goods.

On the ground floor there are 3 bedrooms, 2 bathrooms and an internal wide staircase leads to the upper floor where there are 2 further bedrooms and access to a large viewings terrace.

This property sits on a plot size of 20,000m2 including a 8m x 4m pool on a low maintenance gravelled and fenced area of 2,000m2.

Outside area:

Very spacious front porch
25m2 sun terrace offering magnificent mountain views
8m x 4m pool with exterior shower
Spanish traditional style finish

Interior area:

Oak interior carpentry
Spacious 35m2 laundry/utility room
Spacious 45m2 living room with built-in fireplace
Built-in wardrobe in the main bedroom
Outlets provided with USB, pre-installation of A/C and heating

The local coastal resort of Aguilas is a 50 minutes drive and this offers a beautiful coastline with promenade, harbours and excellent all year round amenities.

**Contact us on 34 950 615 388 to arrange a viewing.