

# Cuevas del Almanzora

Duplex/Townhouse / Casa adosada

€195,000

Ref: E212



4



2



76 m<sup>2</sup>



159 m<sup>2</sup>



✓



25 min.



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€195,000 (£164,346)
Transfer tax 7% .....	€13,650 (£11,504)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€16,500 (£13,906)
Final Payment of 90% on completion ...	€175,500 (£147,911)

\* 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 are delighted to be able to offer you this beautiful Duplex- townhouse situated in the popular Spanish town of Cuevas del Almanzora. The property has a constructed area of 159 m<sup>2</sup> distributed over three floors.

On the ground floor, you will find a spacious living room with large windows that allow in plenty of natural light. The kitchen with rustic decoration is spacious and fully equipped with a good range of wall and base units plus appliances. A very convenient utility room, located just off the kitchen, houses the water heater, washing machine and additional storage cupboards.

The first of the two bathrooms is also located on the ground floor, it is fully equipped and tiled for easy maintenance.

A room currently being used by the vendors as a children's play area is also located adjacent to the bathroom.

The first floor is accessed by a marble staircase and has the three bedrooms. The master bedroom has a dressing room and a balcony with views of Andalusia Avenue. In addition, on this floor there is another very spacious full bathroom.

The second floor is a cosy 20 m<sup>2</sup> attic, with imitation wood stoneware floors and a ceiling lined with wood. It can be used as an additional office space, games room or even as another bedroom. It connects with a 19 m<sup>2</sup> terrace where you can enjoy alfresco living and dining.

The property has ducted air conditioning and solar panels, which helps reduce energy consumption.

Finally, the basement can accommodate one car and has storage space.

The property is located very close to all the services of Cuevas Del Almanzora, which are a short walking distance to, supermarkets, a health centre, pharmacies, bars, and restaurants.

Cuevas del Almanzora is a typically Spanish municipality located in the north-eastern part of the Levante Almeriense region, in the province of Almería. On the shores of the Mediterranean Sea, 15 minutes from the best beaches in Vera and 96 km from the capital, Almería.

For more information or to arrange a viewing please contact Spanish Property Choice at 0034 950 615 388

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