

# Partaloa Villa

€259,000

Ref: E241



3



2



723 m<sup>2</sup>



110 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€259,000 (£216,744)
Transfer tax 7% .....	€18,130 (£15,172)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## Fees and Taxes

IBI property tax .....	€473.00 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€22,900 (£19,164)
Final Payment of 90% on completion ...	€233,100 (£195,070)

\* 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 present this Charming 3-Bedroom Villa in a Prime Location near Partalooa Village.

Nestled on the outskirts of the charming village of Partalooa, this beautifully maintained 3-bedroom, 2-bathroom villa offers the perfect blend of comfort, convenience, and tranquility. Just a short 5-minute walk or 1-minute drive to the village centre this property is ideal for those seeking a peaceful retreat with easy access to local amenities.

### Property Features:

Bedrooms: 3 spacious and well-lit rooms, with the master bedroom boasting an en-suite bathroom and dressing area.

Bathrooms: 2 modern and well-appointed bathrooms.

Living Spaces: A bright and inviting lounge featuring a stylish pellet burner for efficient heating, plus direct access to the fully enclosed pool area.

Dining Area: A slightly elevated separate dining space, seamlessly integrated into the open-plan living area.

Kitchen: A fully fitted kitchen with ample storage and workspace.

Air Conditioning: Equipped with 4 air conditioning units for year-round comfort.

### Outdoor & Additional Features:

Plot Size: 723m<sup>2</sup>

Build Size: 110m<sup>2</sup>

Swimming Pool: A stunning 8m x 4m pool.

Outdoor Living: A fully covered external enclosure of approximately 90m<sup>2</sup>, ideal for entertaining or outdoor dining.

Workshop/Annexe: A versatile 30m<sup>2</sup> space, perfect for a home office, gym, studio, or additional accommodation.

Storage: A separate 10m<sup>2</sup> shed for extra storage needs.

Parking: A private driveway with a convenient carport.

Additional Utilities: A water softener system and a 2000-liter water storage tank.

Entrance: A beautifully designed double glass entrance hall leading into the home.

The villa's landscaped garden is filled with mature plants while remaining easy to maintain, and a small artificial grassed area provides a charming spot to relax by the pool.

This exceptional home is sold unfurnished, offering a blank canvas for the new owners to personalise. Whether you are looking for a permanent residence or a holiday retreat, this villa presents a fantastic opportunity to enjoy a serene lifestyle in a picturesque Spanish village. With local amenities including bars, a pharmacy, and a small store within walking distance.

Don't miss out on this move-in-ready gem - schedule a viewing today.

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