

Manilva Villa

€685,000

Ref: J20150



4



3



458 m²



256 m²



✓



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Property Purchase Expenses

Property price	€685,000 (£587,696)
Transfer tax 7%	€47,950 (£41,139)
Notary fees (approx)	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx)	€1,500 (£1,287)

Standard form of payment

Reservation deposit	€3,000 (£2,574)
Remainder of deposit to 10%	€65,500 (£56,196)
Final Payment of 90% on completion	€616,500 (£528,926)

* 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

A fabulous four-bed villa in Hacienda Guadalupe with stunning views and a private pool. As you come in the front door, you come to a large entrance hallway. To the left, you have a guest bathroom. The bathroom is fully refurbished and modern, with a walk-in shower. As you walk through the corridor, to the right, you have a lovely, large living room with a log-burning stove. From the living room, you can walk out to a conservatory-style room with glass curtains, fitted to enjoy the view whilst dining all year round. This is a fabulous spot with the most incredible views of the sea. You get incredible sun-rises and moon-rises. From here, you can head straight out to the garden. From the entrance hallway, to the left, you have the kitchen. There is a hatchway between the kitchen and the main living room. The kitchen is fully refurbished and built to top-quality specifications, with a lovely central island that lends itself to sitting and having family meals together. The kitchen is perfectly oriented so that it looks out to the swimming pool and garden. It is absolutely perfect for families who want to be in the kitchen yet have a clear view of the pool. The kitchen leads to a big utility room and larder. It also leads straight out to the garden and pool area, which is so handy when you want to dine al fresco. This is a fabulous house with a low-maintenance outside pool area and lots of space for dining al fresco, sunbathing and soaking in the sun. The house also has an orchard with lemon, mandarin and orange trees. From the outside area, there are external steps leading to a roof terrace with stunning sea views. The house also has an orchard with lemon, mandarin and orange trees. There is a wing leading off the living room. Here, there are three good-sized double bedrooms and two bathrooms. The main bedroom is ensuite and it is refurbished and modern with double sinks and a fabulous walk-in shower. The family bathroom has a walk-in shower and bath. The bedrooms have radiators and ceiling fans. From the living room there is an internal staircase leading down to the garage which has been converted into a large double bedroom. There is parking at the front of the house and there is a parking space in the garden area at the rear of the house. The house also has gas central heating, a decalcification machine and reverse osmosis drinking water installed. The location of this villa is ideal, with amenities nearby. It is close to shops, schools, and the fabulous Marina de la Duquesa. The property is also conveniently located close to the blue-flag beaches of Casares and Manilva and a number of golf courses. You can take a stroll down to the beach across the footbridge. There is a lovely promenade from here all the way to Duquesa and beyond to Sabinillas and Casares Costa. There are numerous beach bars and restaurants along the way. This villa is a true gem. If you want to travel further afield, Estepona with it...

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