

Manilva

Duplex/Townhouse / Casa adosada

€430,000

Ref: J20481



3



2



30 m²



141 m²



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Consumption
G

Emissions
Applied for

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**spanish
property**
CHOICE

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Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Carretera Estación 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€430,000 (£371,606)
Transfer tax 7%	€30,100 (£26,012)
Notary fees (approx)	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx)	€1,500 (£1,296)

Standard form of payment

Reservation deposit	€3,000 (£2,593)
Remainder of deposit to 10%	€40,000 (£34,568)
Final Payment of 90% on completion	€387,000 (£334,445)

* 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 Andalucian-style townhouse in Manilva Village with stunning panoramic views over the vineyards, across to the mountains and sea. A stunning setting. Located in a small urbanisation of only 23 houses with a communal pool and gardens. A lovely large home with lots of space and storage, and located in a peaceful area, yet within walking distance of all amenities in Manilva Village. There is an entrance gate for cars and a pedestrian door to enter the property. You enter the property to a big courtyard with carport where you can fit at least three cars. From the terrace/courtyard, there are steps leading down to a basement and stairs leading up to the main house. Whilst officially a three-bedroom house, the present owners have built an extension that can be used as a fourth bedroom. As you enter the house there is a large spacious living/dining room with a split level. The living area has a wood-burning fire making it very cosy on winter evenings. There is air-conditioning in the lounge. There are two sets of double balcony doors leading out from here to the terrace. The terrace is a lovely area with an awning so that you have shaded and unshaded areas. A stunning spot to dine al fresco whilst soaking up the mountain air, and taking in the beautiful sea views. There is also a view of the communal pool. Tucked away in the corner is access to a utility room. The kitchen is a separate room but there is a sliding door that enables one to tuck the door away and give it more of an open-plan feel. The kitchen is fully fitted and has a double sink above which there is a large window with stunning views across to Casares village. Imagine doing the washing up whilst looking right out to the mystical mountains. Truly breathtaking. On this level, the owners have added an extension which is an office/small bedroom with an ensuite shower room and fitted wardrobes. The first floor is home to three bedrooms and one bathroom. All bedrooms have balcony doors, are bright, and have excellent views. The main bedroom has a walk-in wardrobe and a balcony, is south-facing and has stunning views of the sea and across to the vineyards and mountains. The second bedroom has fitted wardrobes, a Juliet balcony and also has amazing sea views. The family bathroom has been refurbished and is modern with a walk-in shower. Even from here, there are stunning mountain views to the mountain range, Sierra Bermeja. The third bedroom is a double bedroom with fitted wardrobes and a private terrace. The views are beautiful over the pool, across the vineyards and to the sea. The basement of this house is actually at ground level with natural light and makes up the whole footprint of the house. There is a toilet and the owners are using it as a gym and for storage. There are so many possibilities and different uses for this space. The owners have also built a storeroom under the stairs which is very useful. This is a fabulous house which would make the perfect family home...

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