Estepona
Cortijo/Finca

€1,275,000

Ref: J22719

3	2	2,747 m²	119 m²	✔

Consumption **G**

Emissions **Applied for**

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Property Purchase Expenses

Property price €1,275,000 (£1,103,258)
Transfer tax 7% €89,250 (£77,228)
Notary fees (approx) €750 (£649)
Land registry fees (approx) ... €750 (£649)
Legal fees (approx) €1,500 (£1,298)

Standard form of payment

Reservation deposit €3,000 (£2,596)
Remainder of deposit to 10% €124,500 (£107,730)
Final Payment of 90% on completion €1,147,500 (£992,932)

* 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

Tucked away in the peaceful El Velerín area of Estepona's prestigious New Golden Mile, this delightful detached villa offers the perfect blend of rustic charm, comfort and outdoor living.You enter the property through a welcoming front porch that opens directly into a bright and spacious living and dining area, ideal for relaxing or entertaining. The home features three comfortable double bedrooms and two well-appointed bathrooms, making it a practical and inviting space for families or guests.The kitchen is generous in size with enough room for a breakfast table and offers direct access to the back of the property, where you'll find a covered parking area and a built-in barbecue perfect for outdoor gatherings.Undoubtedly the highlight of the home is the beautiful private pool, perfectly positioned to take in sweeping views of the Andalusian countryside with glimpses of the Mediterranean in the distance. It's a peaceful and scenic setting that makes everyday living feel like a holiday.The covered terrace invites you to dine al fresco while overlooking the gardens, and there's space to park five or six vehicles comfortably in the carport.El Velerín is known for its green, tranquil surroundings while being just a short drive from Estepona town. In under ten minutes, you can reach the marina, beaches, old town, and a fantastic range of shops, restaurants and amenities.Whether you're looking to settle into a quiet lifestyle or invest in a property with room to grow, this villa offers privacy, character and convenience in one of the Costa del Sol's most desirable locations.Come view with me!

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