

# Antequera Villa

€215,000

Ref: K19705



4



2



3,197 m<sup>2</sup>



188 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€215,000 (£182,961)
Transfer tax 7% .....	€15,050 (£12,807)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,276)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,553)
Remainder of deposit to 10% .....	€18,500 (£15,743)
Final Payment of 90% on completion ...	€193,500 (£164,665)

\* 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 traditional country home set on a substantial plot of land in Villanueva de Cauche, with magnificent 360o views of the surrounding countryside and mountains. Situated on a quiet country road, it is only a 5-minute drive to Casabermeja, 15 minutes to Antequera and 25 minutes to Málaga airport. The accommodation on the ground floor comprises a good-sized living room, fully-fitted kitchen, large utility room, master bedroom (with dressing room & an en-suite bathroom) and second bedroom (currently used as a study). The accommodation on the first floor can be accessed via the stairs or an external door. It comprises a spacious lounge/dining room, 2 double bedrooms and a large family bathroom. There is a large pool, outdoor shower, plenty of terracing, both sunny and covered, lots of garden with fruit trees, a good-sized barn (easily converted into extra accommodation), a large storage room, a driveway with ample parking and a roof terrace. This property can be a comfortable country home or a Bed & Breakfast, with opportunities to extend the accommodation. The large plot of land is completely fenced off and includes a field that is ideal for horses and any other type of animal. Ask for the videos of this lovely property.

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