

# Cutar

## Duplex/Townhouse / Casa adosada

# €199,950

### Ref: K19773



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126 m<sup>2</sup>



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Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€199,950 (£172,003)
Transfer tax 7% .....	€13,997 (£12,040)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,290)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,581)
Remainder of deposit to 10% .....	€16,995 (£14,620)
Final Payment of 90% on completion ....	€179,955 (£154,803)

\* 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 large, detached property located in a small hamlet with excellent access, it is located just a 5 minutes drive from the village of Benamargosa, where you can find all amenities, and only a 30 minutes drive from the coast. This property is divided into three separate apartments, one on each of the three floors. The ground apartment has its own gated entrance and a wonderful front patio with a pool and terrace. This apartment comprises a lounge, a kitchenette, 2 bedrooms which are interlinked and the bathroom is found between them. The first-floor apartment has private access and a wonderful private back patio. Inside the property we can find 3 large bedrooms (one is currently being used as the dining room), a family bathroom, a lounge, and a fully fitted kitchen with a utility room. There is also a terrace that can be accessed from the lounge. The top floor apartment of this townhouse can be accessed via the back of the house and up the spiral staircase where there is a large, covered terrace with great views. The property has 2 bedrooms, a lounge area which is open plan with the kitchen and a bathroom. Wonderful views of the mountains. Quiet location.

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