

# Vera Cortijo/Finca

€395,000

Ref: N215



4



4



6,495 m<sup>2</sup>



330 m<sup>2</sup>



✓



✓



10 min.



Consumption  
E - 156kW

Emissions  
E - 30kg

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## **Property Purchase Expenses**

Property price .....	€395,000 (£340,135)
Transfer tax 7% .....	€27,650 (£23,809)
Notary fees (approx) .....	€750 (£646)
Land registry fees (approx) ...	€750 (£646)
Legal fees (approx) .....	€1,500 (£1,292)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,583)
Remainder of deposit to 10% .....	€36,500 (£31,430)
Final Payment of 90% on completion ....	€355,500 (£306,121)

\* 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**

In collaboration with our Spanish Collaborators we are delighted to offer you this stunning Farm House in Vera Pueblo.

Discover your oasis in the countryside! This impressive farmhouse, like never before seen, located in a rustic environment but just 10 minutes from the beach and 5 minutes from the urban center, is the perfect refuge for nature and animal lovers. With 330 m<sup>2</sup> built and 242 m<sup>2</sup> useful, this property offers 4 large bedrooms, 4 bathrooms, terraces with spectacular views. The farm includes a 6,495 m<sup>2</sup> plot with horse facilities in perfect condition, as well as a crop area and fruit trees.

Enjoy unforgettable moments in the pool, Jacuzzi or barbecue, and has its own water from a well and the general supply from the Aguas Codeur company.

On the ground floor there is a magnificent hall, hallway, 4 bedrooms, 4 bathrooms, kitchen, pool area, barbecue, bar and Jacuzzi.

On the upper floor, there is a kitchen, living room, living room with fireplace and large solarium.

It has electric heating only in the master bedroom and Split air conditioning.

The south-east orientation that guarantees luminosity throughout the day. In addition, it has built-in wardrobes, a storage room, a garage and a tractor included in the price.

Perfectly connected to the center of town and neighboring towns, and with a stop on the Mediterranean corridor just 3 km away, this property is ideal for a family looking

peace of mind without giving up comfort. Built in 2006 and in perfect condition, this farmhouse is offered at an unbeatable price of €395,000 + 7% Taxes (ITP). Don't miss the opportunity to make it yours!

\*Please note that the information and details regarding this property have been provided by our Spanish collaborator. As such, Spanish Property Choice SL does not accept any responsibility or liability for any errors or omissions contained herein.

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