

# Cuevas del Almanzora Villa

€440,000

Ref: P20673



4



2



300 m<sup>2</sup>



168 m<sup>2</sup>



Consumption  
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Emissions  
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## Property Purchase Expenses

Property price .....	€440,000 (£364,751)
Transfer tax 7% .....	€30,800 (£25,533)
Notary fees (approx) .....	€750 (£622)
Land registry fees (approx) ...	€750 (£622)
Legal fees (approx) .....	€1,500 (£1,243)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,487)
Remainder of deposit to 10% .....	€41,000 (£33,988)
Final Payment of 90% on completion ....	€396,000 (£328,276)

\* 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

Welcome to "El Calón", a charming little coastal town where serenity and natural beauty meet. In the heart of this idyllic enclave stands a promising refuge: a beachfront villa, built on 300m<sup>2</sup> of land and ready to become your new home.

Spacious and Comfortable Spaces

4 Bedrooms: Generous rooms, ideal for designing cozy and private spaces.

2 Bathrooms: Comfort and functionality for your daily life.

Living room and Kitchen: A bright and cozy environment, perfect for moments of relaxation by the fireplace in winter.

Details that Make the Difference

Kitchen with Potential: A charming space, where your gastronomic creations will come to life.

Sea Views: Wake up every day and enjoy the impressive sea views from the terrace, a window to the beauty of the horizon.

Proximity to the Sea: Just 50 meters from the sea.

Covered Terrace: The perfect place to escape from the sun or to enjoy dinners under the starry canopy.

Parking Area: Keep your vehicle safe and protected.

This chalet is more than a property; It is a blank canvas, a stage where your dreams can become reality. The unmatched coastal location and versatile spaces offer a unique opportunity to create the life you have always wanted.

Do not lose this opportunity! Contact us to discover more about this wonderful home in "El Calón". Your ideal coastal retreat awaits you.

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