

# Algorfa Villa

€429,950

Ref: V20000



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1,140 m<sup>2</sup>



95 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 .....	€429,950 (£370,402)
Transfer tax 10% .....	€42,995 (£37,040)
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 (£2,585)
Remainder of deposit to 10% .....	€39,995 (£34,456)
Final Payment of 90% on completion ....	€386,955 (£333,362)

\* 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

This Character, East Facing, Three Bedroom, Detached Villa in Lomas de la Juliana, a prestigious urbanisation located between the village of Algorfa and the 5\* La Finca Golf Hotel & Spa Resort, which are just a few minutes drive and you will find amenities, to include bars, restaurants, shops, banks, pharmacy, medical centre...&#13;&#13; The beaches of Guardamar or Orihuela Costa by car are approximately 20 minutes away.&#13;&#13; The property oozes character, occupies a 1140m2 plot and is split over two levels.&#13;&#13; The ground floor level with feature beams almost throughout, benefits from living room with feature corner log fireplace; spacious fitted kitchen/dining room with beautiful feature solid wood arched doors, which lead into further space which you could totally adapt to your own needs; double bedroom with fitted wardrobes; single bedroom which has a walk in wardrobe and also provides access to another room which could be used as a bedroom; family shower room.&#13;&#13; Stairs lead from the kitchen area to the main living area, which is also accessed via external steps up to the main&#13;&#13; glazed in entrance terrace, leading into the main living area; separate fitted kitchen;&#13;&#13; two double bedrooms, master with en suite bathroom; single bedroom; further family bathroom.&#13;&#13; Steps from the arched covered terrace lead down to the pool area, plus there are external steps up to the solarium, where you can take in such lovely countryside and mountain views.&#13;&#13; The established garden with a variety of plants, trees, shrubs, also has a 10 x 5 private pool, off road parking; outbuildings which require attention.&#13;&#13; You just have to view this quirky villa to appreciate just what is on offer. &#13;&#13;

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