

# Catral Cortijo/Finca

€350,000

Ref: V20886



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2



1,666 m<sup>2</sup>



208 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€350,000 (£290,203)
Transfer tax 10% .....	€35,000 (£29,020)
Notary fees (approx) .....	€750 (£622)
Land registry fees (approx) ...	€750 (£622)
Legal fees (approx) .....	€1,500 (£1,244)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,487)
Remainder of deposit to 10% .....	€32,000 (£26,533)
Final Payment of 90% on completion ...	€315,000 (£261,182)

\* 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 South Facing, Three Bedroom, Detached Country Villa in Catral, is located in a tranquil setting surrounded by open countryside, yet less than a 5-minute drive to the town center, where you will find a variety of café bars, restaurants, shops, school, supermarket... The stunning Costa Blanca South coastline is just 20 minutes away, with several golf courses only 10-15 minutes by car. Set on a generous 1,666m<sup>2</sup> plot, this 208m<sup>2</sup> villa is thoughtfully laid out on one level. The spacious lounge features a vaulted ceiling and a charming open fireplace, flowing into a dining area. The separate fitted kitchen is of a super size and is complemented by a utility room. There are three double bedrooms with fitted wardrobes, including a master bedroom with an en suite bathroom and direct access to the beautifully curved terrace. A family shower room completes the interior, while external stairs lead to a solarium, where you can take in those peaceful open views. The outdoor space is perfect for entertaining and relaxation, boasting a 12 x 6 private pool with a tiled surround, a gravelled garden with BBQ, mature trees and fruit trees. Additional features include ducted air conditioning, off-road parking, and a separate garage. This is an exceptional opportunity to own a slice of countryside paradise on the Costa Blanca South.

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