

# Benijofar Villa

€320,000

Ref: V20913



4



2



300 m<sup>2</sup>



125 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€320,000 (£274,144)
Transfer tax 10% .....	€32,000 (£27,414)
Notary fees (approx) .....	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx) .....	€1,500 (£1,285)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,570)
Remainder of deposit to 10% .....	€29,000 (£24,844)
Final Payment of 90% on completion ....	€288,000 (£246,730)

\* 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 West Facing, Four Bedroom, Detached Villa in Benijofar with underbuild, is located within a desirable area, just a five-minute walk to a wide range of amenities, including a sports ground, school, medical centre, pharmacy, and a commercial centre featuring McDonald's and an array of eating places and café bars. Additionally, there are a couple of main chain supermarkets nearby. La Marquesa golf course is only a five-minute drive away, and the beautiful Costa Blanca South coastline is approximately 12 minutes by car. This lovely presented villa boasts a covered and glazed-in entrance terrace leading into a cozy lounge with a feature fireplace and air conditioning. A wide arch connects the lounge to the dining area, which further leads through to a fitted kitchen. The main property includes two double bedrooms with built-in wardrobes, the master benefiting from air conditioning and an en suite bathroom. There is also a family shower room. The under build, accessed externally, offers additional accommodation with two double bedrooms (one with an en suite), another family shower room, a kitchenette, a utility area, and a storage area, providing great flexibility for guests or extended family. The exterior features a tiled garden with off-road parking, a private 3 x 6 pool, a BBQ and work area, and some planted borders. This is a fantastic opportunity for a permanent home or holiday retreat on the Costa Blanca South.

Disclaimer: Note that the under build is classed as storage space on the Title Deed, however this space has been adapted for the use of a kitchenette, two bedrooms, a modern shower room, utility and storage area. In case you wish to register the new use at the Land Registry and the Cadastre an architect needs to check if the space meets the appropriate dwelling conditions (height, ventilation, etc.), and then issue the appropriate certificate. Another certificate from the Community of Property Owners will be required too, if applicable.

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