

# Estepona Villa

€530,000

Ref: X21286



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1,660 m<sup>2</sup>



150 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€530,000 (£440,621)
Transfer tax 7% .....	€37,100 (£30,843)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,247)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,494)
Remainder of deposit to 10% .....	€50,000 (£41,568)
Final Payment of 90% on completion ....	€477,000 (£396,559)

\* 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

BEAUTIFUL VILLA WITH RUSTIC STYLE AND SEA VIEWS. Located in the middle of nature in the area of Velerin, between Estepona and Cancelada, 15 min driving from both, next to the AP-7. Marbella at 25 km and Malaga at 70 km. This property is distributed over two floors, on a plot of 1660 m2. It stands out for its charming UNIQUE DESIGN, with elegant wood finishes and careful details. From its cosy living room with fireplace, illuminated with natural light through the stained glass window, you will enjoy beautiful views of the sea and the mountains. With landscaped gardens and fruit trees easy to maintain. All this brings a special home that offers complete tranquility. Possibility to make an extra room. Great investment potential as a holiday rental. You must visit it !

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