

Casares

Duplex/Townhouse / Casa adosada

€495,000

Ref: X21377



5



2



260 m²



Consumption
G

Emissions
Applied for

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spanish
property
CHOICE

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Paseo del Mediterráneo, 363

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Property Purchase Expenses

Property price	€495,000 (£411,781)
Transfer tax 7%	€34,650 (£28,825)
Notary fees (approx)	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx)	€1,500 (£1,248)

Standard form of payment

Reservation deposit	€3,000 (£2,496)
Remainder of deposit to 10%	€46,500 (£38,682)
Final Payment of 90% on completion ...	€445,500 (£370,603)

* 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

Fantastic townhouse in San Martin del Tesorillo.

Located in a charming village in Secadero, it is within a 10 minute drive to the beaches of Sotogrande as well as its exclusive marina and prestigious golf club, known for their beauty and quality. In addition, the natural environment surrounding the area invites for a variety of outdoor activities such as hiking, cycling or simply enjoying the tranquillity of the scenery. This is the ideal choice for those looking for a spacious and cosy home. The property has a south-east orientation, which guarantees natural light for a large part of the day. Standing on a corner and with a constructed area of 260 m², this property is adapted to the needs of a modern family. It has five spacious bedrooms and two bathrooms, plus the possibility of adding an additional bedroom and study, guaranteeing space and privacy. It has a covered solarium of 70 m², which can be reopened, making it a perfect place to relax, enjoy the sun or take in the breathtaking mountain views. It is in excellent condition and reflects quality and attention to detail, with elegant marble floors throughout. The property is also equipped with solar panels, which not only makes it environmentally friendly, but also contributes to energy savings. Comfort extends to the interior, with hot/cold air conditioning systems and a fireplace providing warmth in the colder months. Discover your new home and immerse yourself in the experience of living surrounded by nature and yet close to everything!

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