

# Comares Villa

€336,000

Ref: X22187



6



3



1,916 m<sup>2</sup>



217 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€336,000 (£283,046)
Transfer tax 7% .....	€23,520 (£19,813)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€30,600 (£25,777)
Final Payment of 90% on completion ...	€302,400 (£254,742)

\* 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

Discover the charm of countryside living with this spacious country house in the hills of Comares. This unique property is one house with two independent living spaces, offering flexibility for families, guests, or rental opportunities. The main living area on the ground floor features five bedrooms, two bathrooms, a kitchen, and a spacious living/dining room. Large windows allow natural light to fill the rooms, creating a warm and inviting atmosphere. Upstairs, the loft apartment includes its own kitchen, living/dining area, bathroom, and one bedroom perfect for guests or use as a rental unit. The ground floor also has two separate entrances, making it possible to divide the space into two apartments: one with two bedrooms, and the other with three. An ideal option for multi-family use or income potential. Outside, you'll find a private pool, barbecue area, covered terrace, and plenty of space to relax and enjoy the peaceful mountain views. Additional features include a storage room, laundry room, air conditioning, and a chimney for year-round comfort. Whether you're looking for a family home, a tranquil holiday retreat, or an investment in rural Andalusia, this property offers endless potential in a stunning setting. Contact us today to arrange your viewing and experience the beauty of Comares. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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