

# Vinuela

## Duplex/Townhouse / Casa adosada

### €155,000

### Ref: X22204



2



1



386 m<sup>2</sup>



81 m<sup>2</sup>



Consumption  
F

Emissions  
E

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C/ Mérida de Jarales, 5

## **Property Purchase Expenses**

Property price .....	€155,000 (£134,354)
Transfer tax 7% .....	€10,850 (£9,405)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,300)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,600)
Remainder of deposit to 10% .....	€12,500 (£10,835)
Final Payment of 90% on completion ....	€139,500 (£120,919)

\* 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**

Charming opportunity in La Aldea, Viñuela!

Are you looking for a house with character, outdoor space, and lots of possibilities? Here it is!

Located in the quiet and picturesque area of La Aldea, in the municipality of Viñuela (Málaga), this property offers the perfect balance between rural surroundings and renovation potential. The house has 2 bedrooms, 1 bathroom (ready to renovate to your style) and a kitchen with a pantry, ideal for keeping everything well organized.

Do you like to enjoy the outdoors? Great! The house is located on a plot of approximately 386 m<sup>2</sup>, perfect for creating your garden, setting up a chill-out area... whatever you can imagine! In addition, you can park right at the door, something that is not always found in this type of house.

A house with a good foundation, in a quiet area with lovely neighbors. With a small investment, you can turn it into the home you've always dreamed of or a charming weekend getaway.

Don't miss out on this opportunity! Call us and come discover it.

The Abbreviated Information Document is available. Expenses: Taxes (ITP or VAT + AND) + notary and registration fees. SDM.

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