

# Nerja Villa

€630,000

Ref: X22299



4



2



8,900 m<sup>2</sup>



150 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€630,000 (£545,139)
Transfer tax 7% .....	€44,100 (£38,160)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€60,000 (£51,918)
Final Payment of 90% on completion ....	€567,000 (£490,625)

\* 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

Country Villa with Sea Views and Avocado Farm – Nerja, Río Seco

Located just 10 minutes from the beach, this charming country villa sits in the peaceful Río Seco area of Nerja and offers both comfortable living and agricultural opportunity.

Set on a plot of 8,900m<sup>2</sup>, the land includes a productive avocado plantation along with a variety of fruit trees, all supported by an automatic irrigation system and a 50,000L water tank.

The villa itself is distributed on two floors. The Main floor consists of a spacious living room with open-plan kitchen (breakfast bar) with a pantry, 2 bedrooms and 1 bathroom. The lower floor consists of the other 2 bedrooms, a bathroom and a wine cellar! There is with direct access to the outside from one of the bedrooms.

Designed in a rustic style with high-quality materials, the home offers both charm and comfort. Outside, you'll find a large tiled terrace with panoramic views of the sea, the town of Nerja, and the surrounding mountains.

To the rear of the property is a generously sized outdoor swimming pool, perfect for enjoying the sunny climate and tranquil surroundings.

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