

# Competa Villa

€395,000

Ref: X22720



3



2



1,400 m<sup>2</sup>



117 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €395,000 (£342,821) |
| Transfer tax 7% .....           | €27,650 (£23,997)   |
| Notary fees (approx) .....      | €750 (£651)         |
| Land registry fees (approx) ... | €750 (£651)         |
| Legal fees (approx) .....       | €1,500 (£1,302)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,604)     |
| Remainder of deposit to 10% .....       | €36,500 (£31,678)   |
| Final Payment of 90% on completion .... | €355,500 (£308,538) |

\* 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

Enchanting Country Home with Pool and Panoramic Views — Just Minutes from Cómpeeta and Árchez. Nestled in the peaceful Andalusian countryside and less than a 10-minute drive from the beautiful whitewashed villages of Cómpeeta and Árchez, this exceptional country property offers the perfect blend of tranquillity, comfort, and natural beauty. Surrounded by rolling hills, olive groves, and sweeping views of the Sierra Tejeda mountain range, this is an ideal retreat for anyone seeking a serene lifestyle with easy access to village amenities, hiking trails, and the Mediterranean coast.

Set on a generous plot, the property is accessed via a well-maintained road and offers excellent access all year round. The house is positioned to maximize its stunning setting, with multiple outdoor spaces designed to enjoy the sun, shade, and vistas throughout the day.

The interior of the property is welcoming and thoughtfully laid out. The heart of the home is the spacious open-plan kitchen, living, and dining area, complete with a breakfast bar and large windows that flood the space with natural light. This area is perfect for both day-to-day living and entertaining, with ample room for family gatherings or relaxed evenings by the fireplace. The kitchen is fully equipped and features solid worktops and plenty of storage, making it a practical and attractive space for cooking.

The property offers three well-proportioned double bedrooms, each with built-in storage and views of the surrounding countryside. One of the bedrooms benefits from an en-suite bathroom, providing added privacy and convenience. A second, family-sized bathroom is finished with traditional Andalusian tiles and stylish fixtures, offering a bright and functional space for residents and guests alike.

Stepping outside, the charm of the property continues. A covered porch at the front of the house creates a welcoming first impression and serves as an ideal space for outdoor dining and lounging. This area is enhanced with a built-in barbecue and various seating areas, offering a delightful place to relax in the shade while enjoying the spectacular views and peaceful surroundings.

From the porch, a few steps lead to the beautifully designed pool area, which is bordered by natural stone paving and sunny terraces. Whether you're swimming, sunbathing, or enjoying a quiet moment with a book, this space is a true highlight of the property and offers a wonderful place to unwind or entertain guests.

With its peaceful location, stunning natural setting, and excellent access, this property is perfectly suited as a full-time residence, holiday home, or rental investment. The nearby villages of Cómpeeta and Árchez are known for their friendly communities, charming streets, and vibrant cultural life. The beaches of the Costa del Sol are just a 30-minute drive away, while Málaga airport is easily reachable in just over an hour.

This is a rare opportunity to own a beautiful country home in one of the most sought...

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