

Taberno

Cortijo/Finca

€450,000

Ref: A1065



8



8



23.72 hectares



400 m²



✓



✓



✓



Consumption
F - 251kW

Emissions
F - 58kg



spanish
property
CHOICE

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€450,000 (£385,326)
Transfer tax 7%	€31,500 (£26,973)
Notary fees (approx)	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx)	€1,500 (£1,284)

Fees and Taxes

IBI property tax	€410.00 per annum
------------------------	-------------------

Standard form of payment

Reservation deposit	€3,000 (£2,569)
Remainder of deposit to 10%	€42,000 (£35,964)
Final Payment of 90% on completion ...	€405,000 (£346,793)

* 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

RURAL HOTEL - HOUSE - country house

Originally built in 1914 and completely restored in 2004. Made up of three completely independent homes in Taberno (Almeria), Andalucia, southern Spain. This set of rural houses is currently in tourist operation with a total accommodation capacity of 2 to 18 people.

Around the houses there is an area of 240 square meters with legal right to make new constructions (buildable land).

Cortijo Leontino is an inherited family property. The original decoration and history has been maintained and respected during its refurbishment. The rural house is located in a natural setting, surrounded by countryside where the only sounds are that of the fauna. It is an ideal spot to escape to, to rest and relax like no other.

Cortijo Leontino is a registered brand in Spanish brands office

- Total floor size: 287 m2
- Walls of 60 cms. wide, double glazing in all the windows.
- Bathroom in each bedroom. Beds of 160 x 200 cms
- Central heating in every room. Radiators are fueled by a Ferrolli oil boiler of fuel efficient diesel.
- The fuel tank for the central heating oil is the brand Roth and has a 1.000 liters capacity.
- Digital heating thermostats in each house programmable through a wifi home automation system.
- Satellite dish, satellite receiver and router for satellite internet.
- One bedroom with an adapted bathroom for the disabled, according to current laws.
- Ramp access to each house
- Porch and terraces facing east.
- Each house has a living room with fireplace, television, table, sofas, chairs.
- Each house has a fully equipped kitchen with glass ceramic hobs, refrigerator, dish-washer, oven-toaster, microwave, kitchen appliances, extractor etc.
- Telephone and television outputs in all rooms and bedrooms.
- Two fire extinguishers in each house.
- Smoke detectors in each house.
- Low consumption exterior lighting.
- Rustic stone benches in the exterior.
- Three barbecues and rustic wooden tables in the exterior.
- Ecological sewage treatment plant. Water suitable for later irrigation.
- Various rubbish bins and containers outside.
- Well with natural spring water.
- Tree-phase electric installed with electromagnetic security system in the houses, launderette, swimming pools, water pump etc