

# Albox Villa

€165,000

Ref: A1088

SOLD



2



2



897 m<sup>2</sup>



105 m<sup>2</sup>



✓



✓



✓



Consumption  
F - 257kW

Emissions  
E - 53kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€165,000 (£140,989)
Transfer tax 7% .....	€11,550 (£9,869)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,282)

## Fees and Taxes

IBI property tax .....	€199.93 per annum
Refuse fees .....	€143.12 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,563)
Remainder of deposit to 10% .....	€13,500 (£11,535)
Final Payment of 90% on completion ...	€148,500 (£126,890)

\* 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

**\*\*SOLD 2024\*\***

Exclusive to Spanish Property Choice, we have the pleasure to bring to the market this well presented, 2 bedroom, 2 bathroom detached villa with various terraced areas, a good plot size of 897m<sup>2</sup>, a wonderful 10m x 4m pool, air conditioning throughout, open country views, a roof solarium, 2 individual workshop/casitas and all of this is located just 4km from Albox. The property is split across three levels, the top level being the parking/car port area. A few steps down from here leads to the middle level where the villa and two separate storage casitas (9.5m<sup>2</sup> & 5.8m<sup>2</sup>) are situated, then from here, on the lower level is the fantastic oversized family pool with terrace area, a fantastic space for enjoying outside lounging in the Spanish sunshine and here you will also find the fantastic natural stone wall.

This villa measuring approximately 89.88m<sup>2</sup> is very well distributed, and there is a contemporary, bright & airy feel throughout. Entering via the front door, an entrance hall takes you through to the substantial living/dining room with feature log burning fire. A door from here opens to the covered porch/outdoor dining area. To the right is a spacious & modern kitchen with triple aspect windows bringing an abundance of light into the room. To the left of the entrance is a hall leading to the master bedroom with a modern en-suite shower room. There is a full guest bathroom off this hall and the second double bedroom is located to the side of the living area. Both bedrooms enjoy fitted wardrobes, and benefit from air conditioning in both bedrooms along with the living area.

Outside, there are various seating & terrace areas around the villa, with a lovely decked terrace to the side of the villa, a covered porch to the rear, a roof solarium, terracing by the pool, plus two further seating areas to the front and opposite side of the villa. Much of the garden is laid to gravel for ease but still giving lots of potential for anyone wishing to personalise the gardens, there are various palms and planted areas interspersed throughout the plot. All of the areas enjoy wonderful country views.

This villa would be ideal as a holiday home or as a permanent residence. Albox offers three major supermarkets, 24 hour medical centre, various shops & services plus a large array of café bars & restaurants. The coast is approximately 40-minutes drive away and the airports of Almeria & Murcia are around a 1 hour 30 minute drive. Alicante airport is just under 2 hours away.

All of this can be yours at a very reasonable price so call any of our offices today to book a viewing.

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