

# Arboleas

## Village House / Casa de Pueblo

€139,000

Ref: A1302



3



2.5



253 m<sup>2</sup>



154 m<sup>2</sup>



✓



✓



Consumption  
E - 169kW

Emissions  
E - 23kg

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**Ref: A1302 — <https://www.spanishpropertychoice.com/A1302>**

## Property Purchase Expenses

Property price .....	€139,000 (£118,866)
Transfer tax 7% .....	€9,730 (£8,321)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## Fees and Taxes

IBI property tax .....	€85.45 per annum
Refuse fees .....	€152.92 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,565)
Remainder of deposit to 10% .....	€10,900 (£9,321)
Final Payment of 90% on completion ...	€125,100 (£106,979)

\* 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

A lovely traditional Village house located in the quaint hamlet of Los Pardos, this is a 15 minute drive to Arboleas village.

The house originally constructed in 1964 has been fully renovated to a high standard.

The property is accessed via double gates taking you to the seating areas located at the front of the property, some ideal for a couple of chairs and a table and then a large space with lots of greenery, Astro turf and a shaded area. This space again has room for tables and chairs and also a Jacuzzi and enjoys views of the mountains.

There is also a lot of storage space located under the shaded roof.

As you enter the property there is a large open lounge and dining area with an open plan kitchen.

This is a lovely light area thanks to the windows and three sets of double glass doors and a single glass door allowing the natural light to flood in.

The lounge has a fireplace.

The kitchen is a bright working space, fully fitted with plenty of work surface and units for storage.

From this area an archway heading towards the stairs takes you to a guest toilet, with hand basin and w.c.

Then a staircase will take you to the first floor where you will find your three bedrooms (one with an en-suite) and the family bathroom.

All of the bedrooms are a good size.

The first bedroom to the right is light thanks to the velux sky light and offers an en-suite with a walk in shower, hand basin and w.c.

The second bedroom, directly opposite also has a velux sky light.

Moving further along the corridor you access the family bathroom, fully fitted with a bath tub, vanity unit, walk in shower and w.c.

Ideally there is window for ventilation.

Finally, the main bedroom has two double glass doors allowing lots of natural light and views over the surrounding countryside.

The property is being sold fully furnished.

Los Pardos falls under the Cantoria catchment area for the town hall and legal documentation, however the closest town is Arboleas.

Contact us today to arrange a viewing of this property.

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