

Huercal-Overa

Villa

€198,000

Ref: A1330



2



2



2.17 hectares



140 m²



✓



25 min.



✓



Consumption
E - 160kW

Emissions
E - 30kg

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Ref: A1330 — <https://www.spanishpropertychoice.com/A1330>

Property Purchase Expenses

Property price	€198,000 (£169,557)
Transfer tax 7%	€13,860 (£11,869)
Notary fees (approx)	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx)	€1,500 (£1,285)

Fees and Taxes

IBI property tax	€288.70 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,569)
Remainder of deposit to 10%	€16,800 (£14,387)
Final Payment of 90% on completion ...	€178,200 (£152,602)

* 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

****RECENTLY REDUCED****

A superb opportunity to acquire a large 2 bedroom country home in the countryside of Huerca-Overa.

This traditionally styled property is in need of some reform work and would make the perfect project for someone looking to live in a picturesque setting without being isolated. The local town of Huerca-Overa is just a 5 minutes drive and boasts a full variety of amenities including supermarkets, shops, bars, theatre, cinema and hospital etc.

The property comes with a total of 21,725m² of land and roughly half of the land is fenced, the rest of the land is currently rented to a local farmer who used it for growing his fruit and vegetable crops. There is plenty of space for an above ground swimming pool or you could apply to the local town hall for permission to have an in the ground pool.

The property has a large outbuilding which consists of a fully fitted kitchen with BBQ and a separate storage room.

The main house has a fantastic covered terrace as well as a South facing raised terrace.

Internally there is an entrance hallway, to the left of the kitchen, which leads through into a formal dining room which could be used as a third bedroom.

There are 2 double bedrooms and a family shower room.

At the end of the hallway is the main living room which has a feature fireplace and direct access to the garden.

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