

# Huercal-Overa

## Villa

€229,995

Ref: A1337



6



3



917 m<sup>2</sup>



451 m<sup>2</sup>



✓



30 min.



✓



Consumption  
E - 156kW

Emissions  
E - 29kg

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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Ref: A1337 — <https://www.spanishpropertychoice.com/A1337>

## Property Purchase Expenses

Property price .....	€229,995 (£197,757)
Transfer tax 7% .....	€16,100 (£13,843)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,290)

## Fees and Taxes

IBI property tax .....	€387.00 per annum
Refuse fees .....	€120.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,579)
Remainder of deposit to 10% .....	€20,000 (£17,196)
Final Payment of 90% on completion ...	€206,996 (£177,981)

\* 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 MAY 2024 TO AID A QUICK SALE. OPEN TO ACCEPT SENSIBLE OFFERS \*\***

This large traditional property is located in the heart of the countryside village Urcal, offering the privacy of a detached property in a tranquil setting but have the local doctors practice, bar and restaurant within a minutes walk.

Positioned on a corner plot, the L shaped property boasts large rooms, potential for up to 5 bedrooms as well as a separate annex.

The most surprising feature of this beautiful home is the internal courtyard and gardens. Inside of the property walls and fully fenced is the spacious terrace and courtyard with a built in barbecue / outside kitchen, a plunge pool and several fruit trees including olive, orange, peach and cherry.

2 large underground water tanks collect the rain water for water the gardens and the property is connect to the local mains water supply.

2 very large buildings which adjoin the house used to be animal housing but could easily be converted into additional accommodation or a pool house. Currently they are ideal for storage and a work shop.

A full external bathroom is perfect for people using the gardens and pool.

Parking is not an issue as there is road parking at the front door, 2 internal garages as well as a full gated driveway.

Internally the house consists of an entrance reception room, to the right there are 2 connecting bedroom that lead through into a fully fitted shower room.

A central dining room leads in to a further 2 bedrooms and a winter room with log fire.

Moving along the hallway is the family bathroom with corner bath, spacious kitchen with open fireplace, ample wall and floor units and a separate utility room.

The main lounge is a family room with a feature fireplace, kitchen and seating area, from here is what could be a 5th bedroom, dining room or formal lounge.

Externally you can access a roof terrace and a 6th bedroom.