

# Arboleas Villa

€239,995

Ref: A1340

RESERVED



3



2



1,700 m<sup>2</sup>



148 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 90kW

Emissions  
E - 19kg



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**Ref: A1340 — <https://www.spanishpropertychoice.com/A1340>**

## Property Purchase Expenses

Property price .....	€239,995 (£206,900)
Transfer tax 7% .....	€16,800 (£14,483)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

IBI property tax .....	€552.00 per annum
Refuse fees .....	€44.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€21,000 (£18,104)
Final Payment of 90% on completion ...	€215,996 (£186,210)

\* 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

\*\*\*RESERVED AUGUST 2023\*\*\*

This beautifully presented single story villa is located in the tranquil development of Los Higuerales, just a short 10 minute drive to the local villages of Zurgena, Arboleas or Albox.

Situated on one of the best elevated plots within the hamlet, this 3 bedroom, 2 bathroom villa offers a large 1700m<sup>2</sup> private plot of land with incredible views over the surrounding hills and countryside.

Double gates open onto a fully paved driveway, large enough for several cars however the house also comes with a double garage with an electric up and over door. The rest of the grounds are terraced or gravelled, making it a very easy to maintain property with the scope of planting gardens for any keen gardeners.

At the main entrance doorway there is a raised covered terrace, the perfect area for a breakfast table where you can enjoy uninterrupted views over the valley.

Internally the house offers larger than average rooms and an open plan design. To the left is the open kitchen, a great space with ample floor and wall cabinets, granite worktops and matching kickboard, a glass door leading to the rear terrace and a separate utility and storage room.

The room flows beautifully into the formal dining room and continues in to the spacious lounge. The living room has an open fireplace and space for 2 large sofas and a corner study area.

An archway leads through to the family bathroom, 2 double guest bedrooms and the main bedroom which is a fantastic size that also comes with an ensuite shower room.

To the rear of the property is the main terrace which is partially covered with a high quality wooden pergola with detachable sun blinds. The 10m x 5m private swimming pool gets the sun all day and there is plenty of surrounding terrace for sunbathing.

A detached casita which is currently used for storage could be a perfect poolside bar, additional accommodation or workshop.

It currently has a shared septic tank, which is shared between five villas. The town hall is currently managing and emptying as necessary.

The infrastructure for mains sewerage has all been laid in the streets to go to a local sewerage farm and this was all completed in 2021. The owners are currently waiting for the town hall to connect the property, but this is dependent on the town hall completing a pump station in the area.