

Arboleas Villa

€235,000

Ref: A1350

SOLD



4



2



866 m²



210 m²



✓



✓



✓



Consumption
E - 129kW

Emissions
E - 32kg

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Ref: A1350 — <https://www.spanishpropertychoice.com/A1350>

Property Purchase Expenses

Property price	€235,000 (£200,949)
Transfer tax 7%	€16,450 (£14,066)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,283)

Fees and Taxes

IBI property tax	€435.86 per annum
Refuse fees	€145.36 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,565)
Remainder of deposit to 10%	€20,500 (£17,530)
Final Payment of 90% on completion	€211,500 (£180,854)

* 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 DEC 2023

This is a fabulous, larger-than-average, single-storey, detached villa with a large double garage, and private swimming pool, situated in the popular development of Los Torres, a quiet residential area located under 10 minutes drive from the traditional village of Arboleas, a sought-after location offering medical centre, pharmacy, banks, bars, shops etc. while not being far from the larger town of Albox for further amenities. The coast can be reached in around 40 minutes.

From the road, you will find access to the grounds of the property as well as the immense double garage. Heading through the main access gate, you will enter the main garden spaces of the property, which are a very fair size and ideal for those who enjoy a bit of pottering. Heading around the side of the property leads onwards to the main patio areas as well as the larger than average 10 x 5 metre, private swimming pool. Overlooking the pool is a covered terrace space featuring open arches and ideal for outdoor living and dining with a jacuzzi on the pool side. This same terrace wraps around two sides of the property, with one side being completely enclosed adding further living space to the property.

The main access of the property leads directly into the spacious and bright, open-plan kitchen-diner fitted with air-conditioning. This room is more than ample for even large dining tables, and the kitchen space is equally spacious with considerable storage thanks to both wall and base units while also being equipped with a great range of appliances. Leading from the kitchen-diner is one of the four bedrooms currently been used as an office, a comfortable sized double room with ample space and fitted with a hot and cold air-conditioning unit. Heading on from the kitchen-diner is the impressive sized main living room, easily large enough to be used as a lounge-diner if preferred, featuring a pellet burner, hot and cold air-conditioning and access to the enclosed section of the terrace.

The remainder of the property consists of the remaining bedrooms and bathrooms, a further three bedrooms and two bathrooms. The two remaining guest rooms are similar in size to the other guest bedrooms, comfortably accommodating a double bed with space for storage and again are fitted with hot and cold air-conditioning. The master bedroom is a very large room with direct access outside and an en-suite bathroom, fitted with a walk-in shower. The family bathroom is equipped with a bathtub.

This is a lovely property, not to be missed. Contact us to arrange a viewing on 950 615 388.

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