

# Puerto Lumbreras

## Cortijo/Finca

€249,995

Ref: A1357



7



4



5,589 m<sup>2</sup>



500 m<sup>2</sup>



✓



✓



✓



Consumption  
283kW

Emissions  
F - 73kg



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**Ref: A1357 — <https://www.spanishpropertychoice.com/A1357>**

## Property Purchase Expenses

Property price .....	€249,995 (£212,696)
Transfer tax 8% .....	€20,000 (£17,016)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,276)

## Fees and Taxes

IBI property tax ..... €303.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,552)
Remainder of deposit to 10% .....	€22,000 (£18,717)
Final Payment of 90% on completion ...	€224,996 (£191,426)

\* 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

An amazing opportunity to own a 7 bedroom, 4 bathroom cortijo which is ideal for a large family home or a business venture with rental apartments.

The property is located just outside the town of Puerto Lumbreras, where you will find a large selection of amenities including bars, restaurants, shops, schools and supermarkets etc. The property has fantastic access from the E15 motorway and is a short 15 minute drive into the centre of Lorca which offers shopping centres, train station and well known international stores.

The home is set within 5,500m<sup>2</sup> of private grounds with 2 vehicle entrances, one being an electric sliding gate into the parking area or a manual gate that leads to a garage.

The gardens are a mix of gravelled areas and open land ideal for planting trees, there are currently several citrus and fruit trees planted.

The 10m x 6m private swimming pool is the perfect area to enjoy the all day sunshine with ample terrace space and hot tub as well as somewhere in the shade with an outdoor kitchen, bar area with wooden pergola.

A small walkway leads through into a central garden and courtyard. Here there are several outdoor buildings which were animal housing but is currently used for storage.

The house is divided into 3 properties, offering a large family home and 2 independent apartments which have been managed successfully as rental properties for many years.

The main house is accessed via an entrance hallway or double wooden doors directly into the main lounge with open fire and dining area. To the rear is the modern galley kitchen with pantry.

On the ground floor there are 3 double bedrooms and shower with separate toilet. Upstairs there is a generously sized family shower room and double bedroom. A smaller bedroom makes up a total of 5 bedrooms, which is currently used as a walk in closet and office space.

The two apartments both have individual entrances with the added bonus of a central connecting door, meaning you can rent it out or use as one large apartment.

The first apartment has a spacious lounge with kitchenette, a feature log fire and a private terrace. There is a double bedroom with shower and toilet.