

# Partaloa Villa

€219,995

Ref: A1370

SOLD



3



2



887 m<sup>2</sup>



106 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 216kW

Emissions  
E - 41kg

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## Property Purchase Expenses

Property price .....	€219,995 (£184,620)
Transfer tax 7% .....	€15,400 (£12,923)
Notary fees (approx) .....	€750 (£629)
Land registry fees (approx) ...	€750 (£629)
Legal fees (approx) .....	€1,500 (£1,259)

## Fees and Taxes

IBI property tax .....	€309.14 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,518)
Remainder of deposit to 10% .....	€19,000 (£15,944)
Final Payment of 90% on completion ....	€197,996 (£166,158)

\* 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 NOVEMBER 2024 \*\*\*\*

This property is a charming 3-bedroom, 2-bathroom villa located in Partalooa, offering an ideal retreat for those who enjoy rural living with a touch of seclusion yet still having the convenience of nearby neighbours and easy access to amenities. Situated within a short drive to Oriá town and the main larger town of Albox, it provides both tranquillity and accessibility.

Key features of this villa include:

Entering through the main door leads you into a hallway from where all rooms are accessed.

The property comprises three well-proportioned bedrooms.

Bedroom 1 is a spacious double bedroom with ample built in storage space and views onto the front garden.

Bedroom 2, also a good-sized double, currently serves as an office/storage room and offers plenty of built-in storage.

The master bedroom, another generously sized room, features built-in wardrobes and an en suite bathroom with a large walk-in shower, as well as views overlooking the swimming pool.

There are two bathrooms in the property. A family bathroom with a full-sized bath serves the bedrooms, while the master bedroom benefits from its own en suite bathroom with a large walk-in shower.

The villa boasts a spacious and bright lounge/living room, featuring a cosy log-burning stove ideal for chilly winter evenings. Glass patio doors lead out to the swimming pool terrace, seamlessly connecting indoor and outdoor living spaces. Additionally, there is an enclosed terrace off the lounge, perfect for relaxation or al fresco dining while enjoying the fantastic views of the surrounding areas.

The property offers a spacious kitchen with ample storage units and worktops, providing a functional space for cooking and dining. A separate doorway from the kitchen also leads onto the enclosed terrace, offering the same picturesque views of the surrounding countryside and pool terrace.

The villa is set on the ground floor and features fully enclosed gardens, which are low maintenance and offer the opportunity for personalisation.

A carport provides convenient parking space for vehicles.

Overall, this property presents an attractive opportunity for those seeking a rural retreat with comfortable living spaces, picturesque views, and the convenience of nearby amenities just a 10-minute drive away.

Viewing is recommended to fully appreciate all that this villa has to offer.

Room sizes:

Kitchen	10.67 sqm
Lounge	27.46 sqm
Entrance hallway	4.9 sqm
Main bedroom	13.97 sqm
2nd bedroom	10.78 sqm
3rd bedroom	10.81 sqm
Bathroom	4.48 sqm
2nd Bathroom	4.59 sqm