

# La Huelga

Village House / Casa de Pueblo

€89,950

Ref: A1371



5



2



134 m<sup>2</sup>



✓



25 min.



Consumption  
E - 187kW

Emissions  
E - 38kg

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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## Property Purchase Expenses

Property price .....	€89,950 (£76,863)
Transfer tax 7% .....	€6,297 (£5,380)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,282)

## Fees and Taxes

IBI property tax .....	€206.56 per annum
Refuse fees .....	€199.32 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,564)
Remainder of deposit to 10% .....	€5,995 (£5,123)
Final Payment of 90% on completion ...	€80,955 (£69,177)

\* 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

This is an opportunity to purchase a traditional village house, located in the heart of La Huelga village, which is only a fifteen-minute drive to Los Gallardos, where you can obtain all your daily requirements.

This is a two storey property, offering potentially five bedrooms and two bathrooms, with a roof solarium to enjoy the views of the surrounding mountains.

Access to the property will take you directly into the dining area, a lovely large space with a wood burning stove.

From here, you access all of the downstairs rooms.

A small hallway will take you to the kitchen area. It offers modern appliances and ample counter and storage space, in addition to a breakfast bar.

From the kitchen space, you have access to a family bathroom, with a good sized walk in shower.

Returning to the dining area, from here you have access to two main bedrooms.

Both are of a good size and the largest also has two doorways currently partitioned with curtains, which take you into a further space.

These could ideally be used as small bedrooms, walk in wardrobes, an office space or an exercise room.

Again returning to the dining area, double glass doors lead you to the living room.

This is a cosy room and is ideal for when you are entertaining guests as the two rooms work well together and encourage a sense of togetherness.

A small door from the lounge makes you feel as if you are entering Narnia!

The space that is hidden behind this door entails a two storey area and another additional area with a fireplace. This could be made wonderful, increasing your usable space and making something unique and special.

Back to the dining area and a small door takes you to the staircase, leading you to the first floor of the property.

Here you will find the main bedroom, which has the original beams. It is a room full of character.

A doorway gives access to the en-suite bathroom, which has a walk in shower. (This rooms needs completing)

Opposite the en-suite is a further wooden door, which takes you out to the private roof solarium.

This area needs a little work to make it secure for children or pets, but with a wall or railings it could be a space that could always be enjoyed with al-fresco dining, soaking up the sunshine, or just enjoying the surrounding countryside views.

The description of the property is currently being updated.

Contact us today on 0034 950 615 388 to arrange a viewing.

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