

Lorca Villa

€320,000

Ref: A1382

RESERVED



4



2



2.00 hectares



125 m²



✓



✓



✓



Consumption
F - 366kW

Emissions
E - 62kg

Tel: +34 950 615 388
www.spanishpropertychoice.com



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CHOICE

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	€320,000 (£274,576)
Transfer tax 8%	€25,600 (£21,966)
Notary fees (approx)	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx)	€1,500 (£1,287)

Fees and Taxes

IBI property tax €352.30 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,574)
Remainder of deposit to 10%	€29,000 (£24,883)
Final Payment of 90% on completion ...	€288,000 (£247,118)

* 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 MAY 2024

This charming two-story house boasts a picturesque setting in the countryside of Lorca surrounded by rolling almond fields and mountains.

The villa stands on an elevated plot of land, with an impressive amount of landscaped gardens which is fully fenced and consists of a tiered rocky and cactus garden, allotment and several seating terraces.

The remaining land which is not fenced is used and cultivated by a local almond farmer who looks after the land on your behalf.

To the rear of the property is a private swimming pool with an incredible uninterrupted view. There are 2 large shaded seating areas, sunbathing space and a BBQ courtyard.

The homely layout of this property provides ample space for a family. An entrance terrace continues into the main living space which comes with large windows and patio doors that flood the interior with natural light, creating a warm and inviting atmosphere.

Leading off the living room is the fully fitted kitchen and a separate dining room with views over the swimming pool, an ideal area for entertaining and enjoying the beautiful winter weather.

Continuing on the ground floor, a hallway leads to the family bathroom, 2 guest bedrooms with built in wardrobes and a primary bedroom with en suite shower room, direct access to the exterior and pool area and fitted wardrobes.

Upstairs a fourth bedroom offers comfort and privacy, with a roof terrace with 360 degree breath taking views.

Internal stairs lead down to the under build which is divided into a workshop and storage area, full utility room and a garage.

The local village which is less than a 10 minute drive offers the necessary amenities, Lorca which is within a 20 minute drive consists of large shopping malls, cinemas, theatres, schools, train station and a wide variety of bars and restaurants.

The nearest coastal resort of Aguilas is around a 55 minute drive.

A fantastic opportunity to purchase an independent property providing a serene retreat and relaxation.