

Arboleas Villa

€265,000

Ref: A1393



4



2



600 m²



140 m²



✓



✓



25 min.



Consumption
E - 196kW

Emissions
E - 36kg



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Ref: A1393 — <https://www.spanishpropertychoice.com/A1393>

Property Purchase Expenses

Property price	€265,000 (£225,889)
Transfer tax 7%	€18,550 (£15,812)
Notary fees (approx)	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx)	€1,500 (£1,279)

Fees and Taxes

IBI property tax	€347.49 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,557)
Remainder of deposit to 10%	€23,500 (£20,032)
Final Payment of 90% on completion ...	€238,500 (£203,300)

* 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

Spanish Property Choice is delighted to be able to offer you the opportunity to buy a beautifully maintained 4-bedroom, 2-bathroom detached villa located in the much sought after area of Arboleas. The villa is only a short walk to a popular Indian restaurant and a 5 minute drive to Arboleas village. The villa is a good size build of 140 m2 and located on a plot of 600 m2.

Entrance into the villa is from a large rolling gate onto a block paved driveway and parking area. This parking area is separated from the rest of the garden by walls and gates. The first gate leads to the side and front of the property. This area has been landscaped, and is a well-stocked garden that has been beautifully maintained.

A fly free enclosure has been added to the property to allow alfresco living and dining and is either accessed from the garden area or from the sun room which is just off the living area. The private swimming pool is located at the front of the property and is surrounded by a fully tiled relaxation area. This area provides stunning views of the countryside, perfect for soaking up the beautiful sunshine Spain has to offer.

Entrance into the property leads directly into a small utility room. To the left of the utility room is a well-equipped kitchen with a good range of wall and base units, finished in a modern design. Leading on from the kitchen, we find the large living room with a feature pellet burner for warmth and comfort during the winter months plus an air conditioning unit for climate control during the long hot summers.

An archway leads into a small corridor to the bedrooms and bathrooms. All four bedrooms are a good size, with sufficient room for a range of bedroom furniture. All have air conditioning units for climate control. The master bedroom has fitted wardrobes and an on suite shower room complete with a shower, toilet and a hand basin encased in a floating vanity unit

The family bathroom is located at the end of the corridor and is complete with a walk-in shower cubicle, a toilet, a hand basin in a floating vanity unit, and an upright wall-mounted chrome towel warmer. It is fully tiled for ease of maintenance.

Heading back into the living room, we find double doors that lead out into a sun room and then to the rear poolside terrace or to the fly free enclosure.

This is a beautiful property and one that will not be on our books for long.

If you would like any additional information or to arrange a viewing, please call Spanish Property Choice at 0034 9506153

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