

# Zurgena Villa

€140,000

Ref: A1397



2



2



961 m<sup>2</sup>



94 m<sup>2</sup>



✓



✓



Consumption  
Applied for

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€140,000 (£118,251)
Transfer tax 7% .....	€9,800 (£8,278)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,267)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,534)
Remainder of deposit to 10% .....	€11,000 (£9,291)
Final Payment of 90% on completion ...	€126,000 (£106,426)

\* 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 opportunity to acquire a two bedroom two-bathroom villa, on a good size plot of land in Los Llanos de Peral.

The nearest town to here is Alcoquia, which offers many amenities is only a short 8 minute's drive away and the busier town of Albox is 24 minute's drive.

The property has been empty for a little while, but has recently had a full garden clearance and internal clean, so it is quite presentable and ideal for a permanent or holiday home.

There is as you will see from the photographs, an area where the original private swimming pool was located. You would need to seek legal advice to see if this could be repaired or replaced with the local Ayuntamiento.

Access to the property will take you around the side of the property, where you will find a large terrace, which is an ideal spot for sitting and enjoying the views to the distant mountain and countryside views.

Continuing towards the bottom of the garden you will find the area of the pool.

The main entrance will take you to the large open plan living and dining area. This is a lovely space and natural light floods in through the windows. It also offers a wood burner for those cooler evenings.

A partially glassed door from here, takes you into the kitchen. Again it is a good size, offering ample storage and white goods.

A door from here will take you back out to the side of the property.

Returning to the living area and through an archway, you can access your bedrooms and bathrooms.

On your left is a double bedroom.

Then onto the family bathroom, which offers a bathtub and overhead shower with glass curtain. This room is fully tiled for easy maintenance and a window offers natural light and ventilation.

Then you reach the main bedroom. Once more this is a lovely large space, flooded with natural light.

This room has an en-suite bathroom with a walk in shower and again is fully tiled with a window giving that natural light and ventilation.

Both bedrooms have ceiling fan lights.

The property offers you the opportunity to enjoy the external living that this area of Spain encourages.

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