

# Albox Villa

€320,000

Ref: A1398



5



4



2,662 m<sup>2</sup>



264 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 165kW

Emissions  
E - 31kg

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**Ref: A1398 — <https://www.spanishpropertychoice.com/A1398>**

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €320,000 (£270,320) |
| Transfer tax 7% .....           | €22,400 (£18,922)   |
| Notary fees (approx) .....      | €750 (£634)         |
| Land registry fees (approx) ... | €750 (£634)         |
| Legal fees (approx) .....       | €1,500 (£1,267)     |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| IBI property tax ..... | €624.26 per annum |
| Refuse fees .....      | €47.36 per annum  |

## Standard form of payment

|  |                     |
|--|---------------------|
| Reservation deposit .....              | €3,000 (£2,534)     |
| Remainder of deposit to 10% .....      | €29,000 (£24,498)   |
| Final Payment of 90% on completion ... | €288,000 (£243,288) |

\* 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 a fantastic opportunity to acquire a spacious 5-bedroom, 4-bathroom villa with a private swimming pool, located in the popular area of Aljambra. Situated on a large plot, the property is surrounded by olive and almond orchards, as well as established flower and plant gardens, all just a 10-minute drive from the main market town of Albox.

The single-story villa boasts multiple ground-level terraces on all sides, including an impressive west-facing pool terrace and a very spacious roof terrace, all offering stunning views of the distant mountains and countryside. Inside, garden rooms provide beautiful views of the gardens and countryside, creating a comfortable and relaxed atmosphere throughout the year.

The outdoor space includes a large shed/workshop, a courtyard bar, and a covered al fresco breakfast/dining area. A spiral staircase leads to an expansive roof terrace, ideal for enjoying the surrounding countryside, mountain views, stunning sunsets, and night time stargazing.

Access to the property is via a main tarmac road followed by a dirt track leading to an impressive gated and paved driveway, which provides ample parking space for several vehicles.

All rooms connect off a striking entrance hallway, which also features the main family bathroom and a separate cloakroom with WC and shower.

The large, spacious lounge includes a wood-burning stove for the colder winter months and an impressive fully-fitted modern kitchen with all appliances.

The larger-than-average master bedroom features a spacious en suite bathroom with a bath and shower, as well as a separate study area.

Bedroom 2 is also generously sized, with fitted wardrobes and an en suite.

Bedroom 3 includes fitted wardrobes and large patio doors opening onto a wonderful garden terrace.

Bedrooms 4 and 5 are also well-sized, with lovely views of the countryside.

If you appreciate quiet country living surrounded by orchards yet want to remain within a short drive of a market town, this property is a must-see to be fully appreciated.

Explore this property even before stepping inside. Click on the link for all available pictures and a full description of the property.

Click on the 'Video Play' button in the link for a virtual walk around tour.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button below this description. Once the map is displayed, switch the view from the default map setting to 'Satellite.' This will show the exact location of the property and provide a bird's-eye view of the surrounding areas.

Looking ahead, the completion of the Murcia - Almeria, Mediterranean Corridor high-speed rail link in 2026 will enhance connectivity. With new stations in Lorca and nearby Vera, residents will enjoy easy travel to other regions of Spain with reduced travel time.