

Oria

Cortijo/Finca

€209,950

Ref: A1404



3



2



1,377 m²



170 m²



✓



✓



Consumption
A - 42kW

Emissions
A - 10kg

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Property Purchase Expenses

Property price	€209,950 (£176,511)
Transfer tax 7%	€14,697 (£12,356)
Notary fees (approx)	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx)	€1,500 (£1,261)

Fees and Taxes

IBI property tax	€185.08 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,522)
Remainder of deposit to 10%	€17,995 (£15,129)
Final Payment of 90% on completion ...	€188,955 (£158,860)

* 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 present this charming rural Cortijo/Finca, brimming with character and featuring traditional wooden ceiling beams throughout.

Situated in the countryside with breath-taking mountain views, this one-level building includes a private below-ground swimming pool.

The property is accessible via a farmac track leading to a spacious gravel driveway with ample parking for several vehicles. Additionally, there is a large outbuilding currently used for storage, which could easily be converted into a double garage with some refurbishment.

The grounds feature both covered and open terraces, as well as a vine-covered gazebo overlooking the pool, offering numerous opportunities for al fresco dining or simply enjoying the stunning countryside and mountain views. The covered terrace is a delightful space to relax, enhanced by a small hot tub for perfect relaxation.

The main door opens into a vestibule/sun lounge overlooking the gardens, providing various access points to the main building. This room includes a log-burning stove, creating an ideal spot for those chilly winter evenings. A separate door leads to an open terrace, again with fantastic views of the surrounding countryside and mountains.

The property boasts three generously sized bedrooms, with the master bedroom featuring an en-suite shower room and a separate walk in cupboard/storage room.

From the hallway, there is access to the main family shower room and two cosy snug type sitting areas leading into the main lounge, which has a large stove set into a decorative fireplace.

There are two kitchens: a traditional farmhouse style kitchen equipped with a gas Aga-type cooking range and a modern kitchen fitted with modern appliances.

This Cortijo/Finca must be seen to appreciate its full potential and is perfect for those seeking remote country living while being just a 10-minute drive from the nearby village of Oriá which offers facilities such as a small supermarket, bank, Farmacia, a couple of local café bars and a petrol station. It is a 30-minute drive from the larger market town of Albox.

Explore this property before visiting in person. Click the link for all available pictures and a detailed description of the property.

For a virtual tour, click the 'Video Play' button.

To gain a better understanding of the location and its surroundings, click on the 'Show on Map' button. 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.

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