

# Lorca Villa

€350,000

Ref: A1407

RESERVED



5



4



2.00 hectares



290 m<sup>2</sup>



✓



✓



✓



Consumption  
E - 179kW

Emissions  
D - 33kg

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## Property Purchase Expenses

Property price .....	€350,000 (£300,556)
Transfer tax 8% .....	€28,000 (£24,044)
Notary fees (approx) .....	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx) .....	€1,500 (£1,288)

## Fees and Taxes

IBI property tax ..... €535.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,576)
Remainder of deposit to 10% .....	€32,000 (£27,479)
Final Payment of 90% on completion ...	€315,000 (£270,500)

\* 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

XXX RESERVED APRIL 25 XXX

Discover the epitome of tranquillity and luxury with this stunning detached villa, nestled in the picturesque countryside of the Murcia region.

Set on a sprawling private plot of 20,000m<sup>2</sup>, this expansive property offers breath taking panoramic views of rolling hills and lush landscapes, perfect for those seeking privacy and serenity.

The grounds are landscaped with mature palm trees, plants and terraces. A private tennis court as well as a large swimming pool with barbecue seating area provides all you can ask for in a high quality home in Spain.

The villa boasts ample space whilst still offering a homely feeling, ideal for a family, lock up and leave holiday home or rental potential for an income if needed.

A few steps lead up to the main front door entrance. Internally the reception area provides access firstly to the lounge via a set of double doors.

The living room is a fantastic size with large 3 floor to ceiling windows to really showcase the views, there is a feature fireplace and space for a large dining table and a set of patio doors lead out to the covered terrace overlooking the pool area.

A modern, fully fitted kitchen comes with floor and wall units and modern white goods.

A separate hallway leading from the entrance reception leads to the family shower room, 2 guest bedrooms and a third double bedroom with en suite and patio doors to the gardens. All bedrooms come with built in wardrobes and electric wall mounted heaters.

Internal stairs lead up to the primary suite, a beautiful room which is bright and airy. This main bedroom also has fitted wardrobes and a fully renovated en suite walk in shower room.

On the upper floor there are a further 2 terraces, one accessed from the staircase landing and the other directly and privately from the bedroom.

Detached from the main house is the double garage. Above the garage there is further accommodation with an open plan studio with en suite shower room