

# Albanchez

## Duplex/Townhouse / Casa adosada

# €99,950

### Ref: A756



3



2



80 m<sup>2</sup>



160 m<sup>2</sup>



✓



✓



Consumption  
E - 185kW

Emissions  
E - 31kg

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## Property Purchase Expenses

Property price .....	€99,950 (£86,167)
Transfer tax 7% .....	€6,997 (£6,032)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Fees and Taxes

IBI property tax .....	€112.91 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€6,995 (£6,030)
Final Payment of 90% on completion ....	€89,955 (£77,550)

\* 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

A picturesque village house of 3 floors in the charming village of Albanchez.

The house has been lovingly restored by the present owner to its current state, a perfect mix of rustic and contemporary decor. As you enter the property there is a large open plan lounge / dining room / fully fitted kitchen, very ample and bright. In the upper storeys you will find 3 good sized double bedrooms with air conditioning and ceiling fans, and one bathroom in each floor. There are stunning mountain views from both of the terraces.

In the middle of one of the most impressive natural spaces of this province, on the northside of the Filabres mountain range, where the valleys are of a rich green colour which contributes its beauty and attraction. Albanchez shows its white profile crowned by natural roof tiles rising toward the hill.

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