

# Oria

## Village House / Casa de Pueblo

€78,000

Ref: A954



2



1



92 m<sup>2</sup>



153 m<sup>2</sup>



✓



✓



Consumption  
F - 395kW

Emissions  
F - 84kg

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## Property Purchase Expenses

Property price .....	€78,000 (£66,620)
Transfer tax 7% .....	€5,460 (£4,663)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,281)

## Fees and Taxes

IBI property tax .....	€165.54 per annum
Refuse fees .....	€145.26 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,562)
Remainder of deposit to 10% .....	€4,800 (£4,100)
Final Payment of 90% on completion ...	€70,200 (£59,958)

\* 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 wonderful, two-storey village house offering some charming views of the village and the mountains while coming with the addition of a garage space, situated in the very heart of the traditional village of Oriá where you will find a number of amenities all within walking distance of the property ranging from bars, cafes, banks, shops and more, with the large town of Albox within a 20 minute drive and the coast within an hour.

Heading through the main entrance of the property leads into the main entrance hallway the leads into the various rooms of the property. Directly to the right is a room set out currently as a sitting room, which could easily be utilized as a third bedroom. At the end of the hallway is the main lounge, a very traditional style room. Leading from this is the main kitchen of the property which offers ample storage, with patio doors leading out to a lovely back terrace with the aforementioned views.

Upstairs is accessed via an internal staircase, which has the bonus of an understairs cupboard, with the floor consisting of two bedrooms and a bathroom in its current layout. Both bedrooms are very similar sizes, more than large enough for double beds and space for storage. The family bathroom is a good size and equipped with a shower.

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