

# El Pinar de Bedar

Duplex/Townhouse / Casa adosada

€149,000

Ref: B1517



2



2



116 m<sup>2</sup>



✓



✓



20 min.



✓



Consumption  
E - 208kW

Emissions  
D - 36kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€149,000 (£128,453)
Transfer tax 10% .....	€14,900 (£12,845)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€11,900 (£10,259)
Final Payment of 90% on completion ....	€134,100 (£115,608)

\* 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

In collaboration with our Spanish Partners we are delighted to offer you the ability to buy an impressive 2-bedroom, 2 bathroom, duplex/town house with communal swimming pool and allocated parking space, is in the very picturesque area of El Pinar De Bedar just 5 minutes from Los Gallardos where you have all day to day amenities required. There are numerous Shops, café bars, restaurants and more. Only another 15 minutes takes you to the coastal areas of Mojcar Playa and Garrucha.

We currently have two properties available

No 2 La Fuente 159,000

No 5 La Fuente 149,000

From the main door a hallway takes you to the bright and spacious lounge/dining room with double doors leading out to a covered back terrace with a small garden area.

Back to the hallway the kitchen is located here, with access to a back courtyard housing the hot water boiler for the property. Next to the kitchen is a WC, stairs from here lead you up to the first floor of the townhouse, leading to two spacious double bedrooms both with en suite bathrooms and built in storage cupboards.

Another set of stairs takes you to the access door to the spacious roof terrace where you can enjoy the most wonderful views out to the surrounding landscapes.

The outside space by the swimming pool is terrific, with communal garden areas to lounge in the sun all day long. The property comes with its own storage facility and access to the underground parking spaces.

These properties are a great opportunity to own your very own little piece of Spain in this wonderful area of Spain.

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