

Los Gallardos Villa

€135,000

Ref: B2151

SOLD



2



1



132 m²



67 m²



✓



✓



12 min.



Consumption
E - 145kW

Emissions
E - 36kg

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Ref: B2151 — <https://www.spanishpropertychoice.com/B2151>

Property Purchase Expenses

Property price	€135,000 (£115,553)
Transfer tax 7%	€9,450 (£8,089)
Notary fees (approx)	€750 (£642)
Land registry fees (approx) ...	€750 (£642)
Legal fees (approx)	€1,500 (£1,284)

Fees and Taxes

Communal fees	€44.84 per month
IBI property tax	€111.29 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,568)
Remainder of deposit to 10%	€10,500 (£8,987)
Final Payment of 90% on completion ...	€121,500 (£103,998)

* 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

****SOLD DECEMBER 2023****

This is a semi-detached bungalow with two bedrooms and one bathroom, located on the community Los Cerezos in Huerta Nueva, Los Gallardos.

Los Gallardos is a thriving small village, with plenty of amenities such as bakers, fishmongers, butchers, banks, supermarkets, health centre, cafes, restaurants and much more.

The property is just a short walk to the village.

The community of Los Cerezos offers a gated communal swimming pool located situated in a grassed area.

There is parking to the front of the property via a vehicle entrance, however the majority of owners use this to maximise their garden area as you can also enter this space via a pedestrian gate.

It is a lovely space for relaxing and enjoying the sunshine.

The main door is to the right side of the property, which leads you into the bright and airy lounge/diner with featured windows and patio doors that lead out onto the front terrace. This room is of an L shape design and can be configured in a couple of ways to suit your personal choice.

This offers a pellet burner for those cooler evenings.

A door leads you into a central corridor with the fully fitted kitchen to the right. This has a good range of units, with granite work surface and built in white goods. The window overlooks the side garden.

From here you lead back into the corridor with two bedrooms and a large modern master bathroom.

The master bedroom is of a really good size with built in wardrobes and a feature alcove with patio doors leading out onto the small terrace.

An ideal space for extra storage or a seating area to fully enjoy the natural light that floods in here.

The second bedroom is also a good size and also enjoys built in wardrobes.

From the front garden an external staircase, will take you up onto the large roof solarium with lovely views of the surrounding Sierra Cabrera mountain range and it is a great space to take in the views and enjoy all year round sunshine.

On the solarium, you will also find a casita which the current owners have utilised to incorporate a good sized third bedroom and an independent bathroom with shower, ideal for visiting family and friends.

The sea and beaches of Mojacar, Garrucha and Vera Playa are less than a 12 minute drive away and there are 5 golf resorts all within a short drive.

The property is only a 20 minute drive from the main hospital in Huercal Overa and 30 minutes from Almeria Airport.

Contact us on 0034 950 615 388 to arrange a viewing.

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