

# Mojacar

## Duplex/Townhouse / Casa adosada

# €138,000

### Ref: B2169



3



1



82 m<sup>2</sup>



124 m<sup>2</sup>



5 min.



✓



Consumption  
F - 151kW

Emissions  
E - 28kg

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CHOICE

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Ctra. Estación, 143

Ref: B2169 — <https://www.spanishpropertychoice.com/B2169>

## Property Purchase Expenses

Property price .....	€138,000 (£115,168)
Transfer tax 7% .....	€9,660 (£8,062)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,252)

## Fees and Taxes

IBI property tax .....	€210.84 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,504)
Remainder of deposit to 10% .....	€10,800 (£9,013)
Final Payment of 90% on completion ....	€124,200 (£103,651)

\* 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

**\*\*RECENTLY REDUCED\*\***

Spanish Property Choice is delighted to offer you a three bedroom one bathroom property in the beautiful Mojacar old town.

Mojacar old town is an elevated hillside village situated approximately 90 km from the capital city of Almeria and just 1 km from the beautiful Mojacar Playa.

The property is accessed via a narrow road and a few steps, with the front entrance opening into the living/dining room which has plenty of space for dining room furniture and some sofas. To the left you have a good sized kitchen with a separate larder. Next door you have the main bathroom which currently has access from the living room in the main part of the house but also access to a separate room with its own door access to the street.

On the opposite side of the living room you have a large double bedroom which currently has standalone wardrobe and units.

Up the original marble staircase to a spacious first floor landing where you have a further two double bedrooms. One has a built in wardrobe and both with plenty of space for furniture and large windows overlooking the small cobbled roads.

A separate door leads onto the large roof terrace where you can enjoy the view below and the surrounding beautiful hillside. There is a separate lockable room with a window that leads of the terrace, this can be used for storage, a utility room or potentially a new bathroom.

Potentially could have access to another roof terrace above the bedrooms and landing but currently no stairs.

This is a lovely traditional property with potential to make into a rental or family home. If you would like more information or to book a viewing, please call Spanish Property Choice at 0034 95 615 388.

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