

Vera Villa

€255,000

Ref: B2209



3



2



712 m²



130 m²



✓



✓



12 min.



Consumption
G - 268kW

Emissions
G - 47kg

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Property Purchase Expenses

Property price	€255,000 (£215,521)
Transfer tax 7%	€17,850 (£15,086)
Notary fees (approx)	€750 (£634)
Land registry fees (approx) ...	€750 (£634)
Legal fees (approx)	€1,500 (£1,268)

Fees and Taxes

IBI property tax	€512.89 per annum
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,536)
Remainder of deposit to 10%	€22,500 (£19,017)
Final Payment of 90% on completion ...	€229,500 (£193,969)

* 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

****REDUCED FOR A QUICK SALE****

This beautifully presented detached 3 bedroom, 2 bathroom villa is located just a short drive from the bustling market town of Vera which offers all year round living with a wide variety of supermarkets, shops, bars, weekly street market and schools etc.

The property is perfect for those seeking the peace and tranquillity of a country property whilst being just a short drive to all amenities and the local coastal resorts of Vera Playa, Palomares, Garrucha and Mojacar.

The private home is set within its own fully walled and gated 712m2 plot of land, surrounded by open countryside and other large homes that offer a great sense of community. The grounds are low maintenance with gravelled gardens, several fruit trees and off road parking for several vehicles via a sliding gate.

As you enter the property you are greeted by a generous hallway leading through into an open plan living space. The lounge is a cozy room with an electric fireplace as well as air conditioning and ceiling fans as well as patio doors leading out onto an elevated covered terrace. The kitchen is fully equipped with modern appliances and ample floor and wall storage cabinets. A separate utility room with direct access from the parking offers easy access for offloading shopping and additional storage.

Continuing on the ground floor there are 2 full size bedrooms with built in wardrobes and a family bath room.

On the upper floor is the primary bedroom, a bright and airy space with private sun terrace and a full size shower room with another terrace.

On one side of the property you have a 4 X 2 above ground, metal frame plunge pool which has side ladders and a cover. This will be a useful addition to use and refresh yourselves during those hot summer days.

This is a lovely 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.