

Los Gallardos

Duplex/Townhouse / Casa adosada

€112,500

Ref: B2249

RESERVED



2



1.5



141 m²



83 m²



✓



✓



15 min.



Consumption
E - 159kW

Emissions
E - 30kg



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property
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Ref: B2249 — <https://www.spanishpropertychoice.com/B2249>

Property Purchase Expenses

Property price	€112,500 (£96,140)
Transfer tax 7%	€7,875 (£6,730)
Notary fees (approx)	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx)	€1,500 (£1,282)

Fees and Taxes

Communal fees	€53.00 per month
Refuse fees	€157.92 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,564)
Remainder of deposit to 10%	€8,250 (£7,050)
Final Payment of 90% on completion ...	€101,250 (£86,526)

* 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

**** RESERVED AUGUST 2024 ****

A charming 2 bedroom townhouse located in the desirable neighbourhood of Huerta Nueva, with easy access to the local village of Los Gallardos and only a 15 minute drive to the coastal resorts of Mojacar, Vera Playa and Garrucha,

The home belongs to a small community which consists of gated gardens and a well maintained communal swimming pool.

With direct access from the street, the property has a private gated garden and off road parking for 2 vehicles. The garden continues along the side of the townhouse where there is a garden shed and additional storage,

The entrance porch is an ideal terrace to enjoy dining outside and could be potentially enclosed as a sun room as many neighbours have done.

Internally the open plan living, dining and kitchen area is flooded with natural light creating a warm and inviting atmosphere.

The spacious living area is large enough for a full size dining table and the kitchen comes with granite worktops and ample cabinets.

On the ground floor at the bottom of the internal stairs there is a WC.

Situated on the first floor are the 2 spacious bedrooms, both with built in wardrobes and the main bedroom having patio doors leading out on to a private terrace.

The family bathroom has a shower screen with overhead shower, modern sink basin with storage and wall mirror

The staircase continues up to the private roof solarium, here you can enjoy fantastic views of the surrounding countryside and hills.

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