

Los Lobos

Duplex/Townhouse / Casa adosada

€123,950

Ref: B2274



3



3



131 m²



✓



✓



10 min.



✓



Consumption
G - 181kW

Emissions
F - 40kg

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Property Purchase Expenses

Property price	€123,950 (£103,390)
Transfer tax 7%	€8,677 (£7,237)
Notary fees (approx)	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx)	€1,500 (£1,251)

Fees and Taxes

Communal fees	€75.17 per month
IBI property tax	€522.97 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,502)
Remainder of deposit to 10%	€9,395 (£7,837)
Final Payment of 90% on completion ...	€111,555 (£93,051)

* 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

This is an ideal opportunity to purchase a three bedroom, three bathroom duplex/townhouse, with an integral garage, on the well-known and liked community of Carpe Diem, in Los Lobos.

Los Lobos enjoys three local bars and a renowned restaurant, La Fabrica.

There is also a small supermarket, ideal for your daily needs and there is a local fiesta in August.

The house is located near two prestigious golf courses; Aguilon 15 minutes away and Desert Springs 25 minutes away. It will also be 20 minutes away from the new railway station on the Mediterranean Rail Corridor.

Ideally, you are also only a short 10 minute drive to the coast.

The community is gated and offers a large communal swimming pool.

You access the community and then the walkway, will take you to the property, which is accessed via a 5 low steps with a balustrade.

Here you will find a terrace area, ample for table and chairs.

From here you enter the hallway.

Taking the stairs located on the right, you reach your living area. A good sized, light and bright area, incorporating both a seating and dining area, in addition to the kitchen.

The living area has a log burner, ensuring that during the cooler winter months, the house can be heated throughout.

There are terraced areas located at either end of the room, ideal for following the sun or the shade, throughout the day.

The kitchen is nicely positioned, so that you have an open view to the living area. It incorporates a good amount of cupboard space in both wall and ground floor units.

There is also a doorway, allowing natural light and ventilation, taking you to a Juliet Balcony.

On this floor, you will also find a family bathroom, incorporating a bathtub, with overhead shower and glass curtain.

A further set of stairs, takes you up to your private roof solarium. Ideally, for those meals with friends and family, there are cupboards located here, which can house, cooking instruments and utensils, with room for a washing machine etc.

The solarium offers the opportunity to soak up the warm sunshine, whilst enjoying the surrounding mountain views.

Returning to the living area and then descending the stairs back to the property entrance, this is where you will find your bedrooms and an additional two bathrooms.

The first double bedroom is a good size and has fitted wardrobes.

This room offers an en-suite bathroom with a walk in shower.

Then to the second double bedroom again with fitted wardrobes and a glass door taking you to a further terrace area.

Opposite this is the family bathroom, with a walk in shower.

Finally, the third bedroom, again offering fitted wardrobes.

From this floor, we again descend a set of stairs, taking you to the large private garage space, large enough to incorporate two cars.

Here you will find two separate storage areas and a bathroom.

The property is being sold with two bicycles, sufficient wooden logs to last the winter and is b