

# Zarzalico Villa

€399,000

Ref: E251



4



3



2.34 hectares



129 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€399,000 (£332,598)
Transfer tax 8% .....	€31,920 (£26,608)
Notary fees (approx) .....	€750 (£625)
Land registry fees (approx) ...	€750 (£625)
Legal fees (approx) .....	€1,500 (£1,250)

## Fees and Taxes

IBI property tax .....	€123.00 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,501)
Remainder of deposit to 10% .....	€36,900 (£30,759)
Final Payment of 90% on completion ...	€359,100 (£299,339)

\* 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

It is our pleasure to share with our Spanish collaborator this beautifully presented detached villa offering 4 double bedrooms, with fully landscaped gardens- wrap around enclosed terraces, including a large pool garden with outside kitchen and pergola. The villa offers the benefits of being set within spectacular countryside location.

This modern property is set as a main house- with 3 double bedrooms, kitchen, large lounge, family bathroom and the master bedroom includes an ensuite.

The 4th bedroom is set within a self-contained annex, with kitchen/lounge/dining area and separate bathroom. There's an addition room to the side of the casita-that has previously been utilized as an additional bedroom.

23,404M2 of land are included which are fully maintained, mainly planted with almond trees

The surrounding gardens are beautifully maintained and landscaped- includes enclosed wrap around terraces-with various seating areas. A secret garden – fully enclosed with feature windows to embrace the surrounding views and sunsets. Established planting throughout, laid pathways and stoned feature zones. Substantial outside lighting. The pool garden- also enclosed, has a large built kitchen/bar with electrics, pool storage room and a pergola for Al Fresco dining. The Pool Garden is south orientated embracing the sun all year round. The pool is a very good size and has a semi-circle feature to the side hosting the steps.

Electric gates to the front driveway with parking for numerous cars. The front gardens also have another large, covered storage area.

Aircon units are fitted to most rooms, also fitted wall mounted radiators. The main lounge has a fitted log burner.

Main house- all windows are fitted with dark wood double glazing UVPC windows with fly screens, while the casita is fitted with white UVPC double glazed windows and patio sliding doors. The external doors to the main villa are full of character being wooden design, the lounge offers double wooden doors out to the front terraces.

A solar panel system has recently been installed- dramatically reducing the monthly costs- owner says the bills went from around €180 per month to now only around €15.

The property is accessed by tarmac roads, with a short track and passes no ramblas

Set in a key location to be in a private setting, not isolated, a 5 minute drive from the A92. The large town of Lorca, is only a 30 minute drive.

The property sits to the front of the land of 23,404m2, as we approach the double electric gates, it is beautifully presented. The family gardens are enclosed with an impressive driveway with parking for numerous cars. There is a covered storage area to the right- currently used for outside furniture storage and logs. This could possibly be adapted to provide stables horses.

We enter the front terraces that are laid with tiling and well landscaped plant areas. To the left-hand side, we find the casita, that offers a 1 bed self-contained apartment...

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