

# Almachar

Duplex/Townhouse / Casa adosada

€59,000

Ref: K19771



4



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90 m²



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€59,000 (£50,197)
Transfer tax 7% .....	€4,130 (£3,514)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,276)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,552)
Remainder of deposit to 10% .....	€2,900 (£2,467)
Final Payment of 90% on completion ...	€53,100 (£45,177)

\* 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 townhouse is located in the village of Almachar, only a 30-minute drive to the coast. The house needs some reforms although it is not a derelict building. Floors are good and ceilings are also good. The work to be done is more rendering, replacing windows and new bathroom and modernize the kitchen. The house has a living room on the ground floor, a kitchen and a bathroom, and upstairs there are 4 bedrooms, one being single with access to a small courtyard and another one with small room that could be easily converted into an en-suite bathroom. Parking not far from the house. There is also a terrace at the front overlooking the village.

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