

# Cuevas del Almanzora

## Villa

€299,990

Ref: P20562



6



3



528 m<sup>2</sup>



322 m<sup>2</sup>



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Consumption  
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Emissions  
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## Property Purchase Expenses

Property price .....	€299,990 (£249,607)
Transfer tax 7% .....	€20,999 (£17,472)
Notary fees (approx) .....	€750 (£624)
Land registry fees (approx) ...	€750 (£624)
Legal fees (approx) .....	€1,500 (£1,248)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,496)
Remainder of deposit to 10% .....	€26,999 (£22,465)
Final Payment of 90% on completion ...	€269,991 (£224,646)

\* 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

Welcome to this spectacular villa that offers a lifestyle of luxury and comfort in a stunning setting. Upon entering this magnificent property, you encounter a living room that elegantly merges with the dining area, creating a spacious and bright space where family life and entertainment blend harmoniously. The large windows allow natural light to flood the interior, further enhancing the sense of space and well-being.

The separate kitchen, equipped with high-quality cabinets and modern appliances, is a dream for any amateur chef. With a functional and elegant design, it provides the perfect environment for preparing delicious meals while enjoying the company of friends and family.

This impressive villa boasts six bedrooms, each designed to offer maximum comfort and privacy to its occupants. The rooms are stylishly decorated and offer generous spaces and built-in closets for convenient storage.

In addition, the property features three full bathrooms, each exquisitely designed with high-quality materials and modern fixtures. These bathrooms offer an oasis of relaxation and rejuvenation, providing an ideal place to start or end the day.

The highlight of this villa is its huge garden, an oasis of tranquility and natural beauty where you'll find an impressive private pool. Surrounded by lush greenery and seating areas, the pool is the perfect place to cool off on warm summer days or simply relax under the Mediterranean sun.

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