

# Formentera de Segura

Villa

€399,950

Ref: V20380



3



2



1,003 m<sup>2</sup>



121 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€399,950 (£331,379)
Transfer tax 10% .....	€39,995 (£33,138)
Notary fees (approx) .....	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx) .....	€1,500 (£1,243)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,486)
Remainder of deposit to 10% .....	€36,995 (£30,652)
Final Payment of 90% on completion ....	€359,955 (£298,241)

\* 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 Beautiful Exclusive Three Bedroom Detached Villa in Fincas de La Vega, Formentera del Segura is located in the heart of Costa Blanca South, offering breathtaking country views that define the serene lifestyle of the region. This exquisitely designed villa features 3 spacious bedrooms, 2 modern bathrooms, and an additional cloakroom for convenience. Upon entering, you'll find an open plan kitchen that seamlessly integrates with the living and dining areas, fostering a spacious and cohesive environment. A separate utility room adds practicality, while air conditioning throughout ensures year-round comfort. The villa also features a cozy pellet burner, enhancing the homely ambiance during cooler months. Each bedroom is equipped with fitted wardrobes, providing ample storage space. The master bedroom boasts an en suite shower room for added luxury and privacy. Security is a priority with window grills installed throughout the property. The villa includes a garage with a separate room, offering additional storage or workspace options. Pre-installation for a heated private pool is already in place, allowing for future enhancements to your outdoor living experience. The beautifully landscaped garden features stone carpet, tiles, and gravel, complemented by an irrigation system to maintain its lush appearance. An outside kitchen and a solarium with external stairs provide ideal spots for relaxation and entertaining, allowing you to fully enjoy the surrounding country views. Additional features include a filtered tap in the kitchen for pure, clean water, and a meticulously designed outdoor space that makes this villa a perfect retreat. Conveniently located just a 5-minute drive from local supermarkets, bars, and restaurants, and a 10-minute drive to the blue flag and award-winning beaches of Guardamar del Segura, this villa offers both tranquility and accessibility.

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