

# Los Montesinos Villa

€369,950

Ref: V20418



3



2



222 m<sup>2</sup>



134 m<sup>2</sup>



✓



Consumption  
B

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€369,950 (£313,144)
Transfer tax 10% .....	€36,995 (£31,314)
Notary fees (approx) .....	€750 (£635)
Land registry fees (approx) ...	€750 (£635)
Legal fees (approx) .....	€1,500 (£1,270)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,539)
Remainder of deposit to 10% .....	€33,995 (£28,775)
Final Payment of 90% on completion ....	€332,955 (£281,830)

\* 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 South Facing, Stunning, 2019 Built, Three Bedroom Detached Villa in La Herrada is located in Los Montesinos. This beautifully designed villa features three spacious bedrooms, two modern bathrooms, and an additional cloakroom. The open plan, fully fitted kitchen is complemented by a separate utility room, offering convenience and ample storage. Air conditioning is installed throughout the property, ensuring comfort in every room. The exterior of the villa boasts a tiled, graveled, and landscaped low maintenance garden, perfect for enjoying the sunny climate. Off road parking is available, and the 5 x 3 meter private swimming pool is ideal for cooling off during the hot summer months. Fitted wardrobes provide plenty of storage space in the bedrooms. This property is ideally located just a one-minute walk from a local bar, restaurant, and supermarket situated within the urbanization itself. A leisurely 15-minute walk will take you into the charming town centre of Los Montesinos. The villa's private rooftop solarium offers stunning lake views, adding to the appeal of this home. The master bedroom includes an en suite bathroom, and the property also features a garden shed for additional storage. The bathrooms benefit from underfloor heating, adding a touch of luxury. The villa is just a 15-minute drive from the beautiful beaches of Guardamar del Segura or Torrevieja, making it an ideal location on the Costa Blanca South.

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