

# Casares Villa

€1,650,000

Ref: X21553



6



6



6.00 hectares



658 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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property  
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## Property Purchase Expenses

Property price .....	€1,650,000 (£1,377,750)
Transfer tax 7% .....	€115,500 (£96,443)
Notary fees (approx) .....	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx) .....	€1,500 (£1,253)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,505)
Remainder of deposit to 10% .....	€162,000 (£135,270)
Final Payment of 90% on completion ....	€1,485,000 (£1,239,975)

\* 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

Charming villa in Casares Costa. Located in a privileged setting, just a 12-minute drive from the stunning Costa del Sol. Situated 8 km from the picturesque white village of Casares. Towns such as Estepona and the Port of La Duquesa are both just 15 minutes away by car, offering beautiful sandy beaches along with a wonderful seafront promenade lined with a variety of restaurants, beach bars, and entertainment areas. Set on a 60,000m<sup>2</sup> plot with fruit trees, surrounded by hills and mountains, this property offers tranquility and a close connection to nature. It is an eco-friendly, fully self-sufficient estate powered by solar energy. The finca consists of two properties. The first house is a charming Andalusian-style country home in excellent condition. Spread over two floors, it features a cozy living room with a fireplace, high wooden beam ceilings, and traditional Spanish details. There are two en-suite bedrooms and spacious terraces that open onto the garden and a swimming pool—an authentic oasis. The second property, with a rustic style, was originally horse stables that have been converted into four en-suite bedrooms, two bathrooms, a spacious living/dining area, and two porches overlooking the gardens with panoramic mountain views. This area includes another swimming pool with fresh spring water. It is an ideal space with great potential for rural rental, offering complete privacy from the main house. Additionally, the estate is fully powered by renewable energy, with solar panels supplying both houses. It is truly a unique property and a dream for many. Outdoors, the estate offers multiple areas for relaxation and enjoyment. There are vast green spaces perfect for sunbathing or finding shady spots to read, as well as an orchard where fresh fruit can be picked. A one-of-a-kind property that combines charm, sustainability, and comfort in an incomparable natural setting. With solar panels, animals and an own vegetable garden for people who are looking for an ecological way of life only 9 k from the Costa del Sol. For more information or to arrange a visit, please do not hesitate to contact us.

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