

# Zurgena Cortijo/Finca

€95,000

Ref: A1342

RESERVED



2



3



262 m<sup>2</sup>



134 m<sup>2</sup>



25 min.



✓



✓



Consumption  
E - 168kW

Emissions  
E - 34kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)



spanish  
property  
CHOICE

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Carretera Estación 143

Mijas Costa Office  
C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€95,000 (£82,099)
Transfer tax 7% .....	€6,650 (£5,747)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€6,500 (£5,617)
Final Payment of 90% on completion ....	€85,500 (£73,889)

\* 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

**\*\*RESERVED JUNE 25 \*\***

This charming semi-detached house is located in the small village of El Palaces. A five minute drive into the local town of Zurgena where you can find a selection of shops, bars and bank as well as a weekly street market.

To the side of the property is a private garden with mature plants and trees and is very easy to maintain. There is enough space for off-road parking, and you could easily install gates for a secure driveway.

A covered porch offers the perfect area for outdoor dining. Access from the garden is a storage room and a separate shower / utility room.

Internally, the home displays traditional features throughout, such as archways and wooden beamed ceilings.

An entrance hallway creates a beautiful welcome into the home, immediately to the left is the main lounge.

Directly ahead from the entrance hallway is a snug with a feature log burning fireplace.

Up three steps is the fully fitted kitchen is an excellent size, large enough for a fully size dining table and has direct access to the garden.

The internal spiral staircase leads up to the first floor where you will find the two double bedrooms which both have built in wardrobe space and en suite shower room, one having a door out onto a private terrace where you can enjoy incredible views of the surrounding countryside.

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