

# Cantoria Villa

€189,999

Ref: A1365

RESERVED



3



2



1,258 m²



121 m²



✓



✓



✓



Consumption  
G - 249kW

Emissions  
E - 42kg

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## Property Purchase Expenses

Property price .....	€189,999 (£164,406)
Transfer tax 7% .....	€13,300 (£11,508)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

IBI property tax .....	€184.14 per annum
Refuse fees .....	€118.80 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€16,000 (£13,845)
Final Payment of 90% on completion ....	€170,999 (£147,966)

\* 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

A beautifully presented detached villa with oodles of traditional charm and character located less than a five minute drive from the lovely village of Cantoria and Almanzora.

The larger than average plot is accessed via a large double set of wrought iron gates which lead into the well maintained and landscaped gardens. The land is fully walled and gated making it very safe for children and animals and offers many different seating and entertaining spaces. Along the South side of the property is a large open garden with a wooden pergola and a heated 7 x 3 m above ground swimming pool complete with decking and incredible mountain views. To the rear of the villa there is a built in BBQ, an external utility room which has the water softener unit and newly installed electric water heater, an adjacent seating terrace and further on through gates there is the orange and lemon groves that have fully built in irrigation.

To the front of the property there is another covered terrace this time with the roof of which is fully tiled and can be accessed via a spiral staircase. On the roof of the building the current owners have installed 14 solar panels which run on a 6KW system and can be controlled by a mobile application, saving large amounts on your monthly electricity bill.

From the large double traditional wooden front doors is where the original styling really comes apparent. The main room of the house comes as an open plan lounge/ dining room / kitchen design with the central natural stone clad fireplace housing the modern super eco friendly pellet burning fire along with all of the double glazed windows throughout the villa having wooden shutters and built in fly screening. The kitchen has solid wood storage cabinets to both wall and floor with formica work surfaces and kick boards, a breakfast bar, a larder/pantry storage room and comes with built in appliances again giving an authentic feeling.

From the main living room there is a large archway which has a stone edged feature which takes you into the central hallway which gives access to the three really well proportioned double bedrooms with stylish contemporary styling, with the master bedroom having once again a good sized en suite bathroom which has a full sized bath tub with a fitted glass shower screen. Plus the villa comes with a family shower room which has been recently renovated and again decorated in a lovely quality ceramic tiling decor.

The entire villa has newly fitted air conditioning and heating units.

So if you are looking for the best of both worlds, of having a modern built villa with the benefits of having lots of stylish Spanish traditional features then this is the one for you.

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