

# Arboleas Villa

€269,950

Ref: A1367



3



2



712 m²



102 m²



✓



✓



30 min.



Consumption  
E - 149kW

Emissions  
E - 28kg



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## **Property Purchase Expenses**

Property price .....	€269,950 (£229,911)
Transfer tax 7% .....	€18,897 (£16,094)
Notary fees (approx) .....	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx) .....	€1,500 (£1,278)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,555)
Remainder of deposit to 10% .....	€23,995 (£20,436)
Final Payment of 90% on completion ....	€242,955 (£206,920)

\* 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 magnificent detached 3 bedroom, 2 bathroom villa located in the very sought after suburb of El Prado just minutes from the bustling market town of Arboleas.

Situated in a quiet cul de sac, this home offers the privacy of a large 700m<sup>2</sup> plot of land whilst being within walking distance of a local bar and restaurant and only a 30 minute walk into town.

The grounds are fully walled and gated with a pedestrian entrance as well as a vehicle entrance leading into off road parking and a full size garage.

The low maintenance grounds are fully landscaped with gravelled gardens and a fully renovated swimming pool with terracing.

An elevated porch provides access directly into the main living space, a beautiful open plan living room, dining area and kitchen.

On the ground floor there are 2 double bedrooms, both with fitted wardrobes and a full size family bathroom.

Upstairs there is a primary suite with fitted wardrobes and en suite shower room.

An upper terrace wraps around the entire southern side of the villa providing a beautiful space to entertain and enjoy the mountain views, this can be accessed via the landing or directly from the primary bedroom.

The home also benefits from a new poolside annex which could be used as further accommodation or a games room etc. The owner is currently in the process of declaring this building on the title deeds which will be ready in time for completion.

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