

# Huercal-Overa

Duplex/Townhouse / Casa adosada

€192,500

Ref: A1421



3



2



128 m<sup>2</sup>



113 m<sup>2</sup>



✓



30 min.



✓



Consumption  
D - 120kW

Emissions  
D - 23kg



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## Property Purchase Expenses

Property price .....	€192,500 (£163,587)
Transfer tax 7% .....	€13,475 (£11,451)
Notary fees (approx) .....	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx) .....	€1,500 (£1,275)

## Fees and Taxes

IBI property tax .....	€197.22 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,549)
Remainder of deposit to 10% .....	€16,250 (£13,809)
Final Payment of 90% on completion ....	€173,250 (£147,228)

\* 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 3 bedroom, 2 bathroom modern home located in the picturesque countryside of Huerca-Overa.

Nestled just 5 minutes outside of the main historic town in a quaint hamlet, this contemporary semi-detached villa offers tranquillity, breath taking views and proximity to all the amenities of this vibrant Spanish town, which includes schools, restaurants, theatre, cinema and weekly fresh produce markets.

The home has very low maintenance with a fully tiled exterior. Entering the grounds via a sliding gate, there is off road parking for several vehicles as well as potential room for a small pool.

Slightly elevated is the main terrace and entrance into the property.

Internally this property offers a stylish design, modern renovations and a key-turn ready presentation.

Entering into the open plan downstairs living area, a fantastic space which floods with natural light due to the glass brick staircase window, patio doors and various windows around the room.

Flowing nicely from a formal dining area, through the archway there is spacious lounge with a pellet fire and an open concept kitchen. With stone worksurfaces, modern appliances, ample storage cabinets and a large sky light, the kitchen is a very practical and inviting space.

Continuing on the ground floor there is a family size shower room.

On the upper floor of the villa there are 3 bedrooms, 2 having panoramic windows to boast the incredible countryside views.

A second family shower room is ideally designed with easy access from all 3 bedrooms.

This home is ideal for families, retirees or anyone seeking a peaceful lifestyle with modern conveniences close to hand.

Whether you're looking for a year round residence or a vacation retreat, this property delivers a dream lifestyle in one of Spain's most sought after regions.

Contact us to arrange a viewing.