

La Herreria

Village House / Casa de Pueblo

€89,950

Ref: A1447



3



1



81 m²



141 m²



25 min.



✓



✓



Consumption
E - 37kW

Emissions
E - 183kg

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Property Purchase Expenses

| | |
|---------------------------------|-------------------|
| Property price | €89,950 (£77,861) |
| Transfer tax 7% | €6,297 (£5,450) |
| Notary fees (approx) | €750 (£649) |
| Land registry fees (approx) ... | €750 (£649) |
| Legal fees (approx) | €1,500 (£1,298) |

Fees and Taxes

| | |
|------------------------|-------------------|
| IBI property tax | €269.45 per annum |
|------------------------|-------------------|

Standard form of payment

| | |
|---|-------------------|
| Reservation deposit | €3,000 (£2,597) |
| Remainder of deposit to 10% | €5,995 (£5,189) |
| Final Payment of 90% on completion | €80,955 (£70,075) |

* 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 Semi-Detached Traditional Home in La Herrería with Breath taking Countryside Views and Private Garden

Located in the picturesque village of La Herrería, this delightful left-hand side semi-detached traditional Spanish house offers wonderful countryside views and a peaceful village setting. La Herrería is ideally situated just a short drive along the motorway from nearby towns and villages, where you'll find a good range of amenities including bars, restaurants and shops - and it's only 25 minutes from the coast.

The property is accessed via a quiet cul-de-sac, with the front door opening directly into the main living and dining area which features charming traditional décor throughout.

Off the main living space are two generously sized bedrooms, one with twin beds and the other a comfortable double room.

To the rear of the property is a well-equipped kitchen with ample wall and base units, offering plenty of storage. The bathroom is conveniently located just off the kitchen area.

A staircase leads up to the spacious upper floor which can be used as the primary bedroom which boasts its own private terrace, the perfect spot to soak up the stunning panoramic views across the surrounding countryside.

Externally, the property benefits from ample outside space and a private garden, providing an ideal setting for al fresco dining, entertaining guests or simply relaxing with a cool, refreshing drink while enjoying the tranquil rural surroundings.

The property is connected to mains drainage and is full of rustic charm - a lovely option for a permanent home, holiday escape or a countryside retreat with rental potential.

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