

# Somontin

## Village House / Casa de Pueblo

€135,000

Ref: A1457



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243 m<sup>2</sup>



224 m<sup>2</sup>



✓



Consumption  
Applied for

Emissions  
Applied for

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C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€135,000 (£117,153)
Transfer tax 7% .....	€9,450 (£8,201)
Notary fees (approx) .....	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx) .....	€1,500 (£1,302)

## Fees and Taxes

IBI property tax .....	€106.89 per annum
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## Standard form of payment

Reservation deposit .....	€3,000 (£2,603)
Remainder of deposit to 10% .....	€10,500 (£9,112)
Final Payment of 90% on completion ....	€121,500 (£105,438)

\* 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

Nestled in the heart of the picturesque village of Somontín, Almería, this charming village house offers a warm and inviting home full of character. Set in a tranquil location, the property combines traditional Spanish features with versatile living spaces, making it an ideal family home, holiday retreat, or even a potential rental opportunity.

At the front of the house, you will find a convenient communal parking area, providing easy access for residents and guests alike. Stepping inside, the property opens into a cosy dining room and lounge, perfectly designed for family gatherings and quiet evenings. The lounge features a log-burning fire, creating a welcoming atmosphere during cooler months. From here, you move seamlessly into the kitchen, which is practical and well-situated for everyday living.

The ground floor also accommodates two comfortable bedrooms, offering privacy and convenience, as well as a bathroom fitted with a shower. This layout makes the property suitable for both permanent living and hosting visiting family or friends.

Heading upstairs, you will find three additional bedrooms, each filled with natural light and offering flexibility for use as guest rooms, offices, or hobby spaces. One of the highlights of this floor is the spacious front terrace, which boasts wonderful views of the surrounding mountains and the village below — an idyllic spot to enjoy morning coffee or evening sunsets.

Towards the rear of the first floor, a bright landing area leads to a second kitchen, another lounge, and a versatile spare room, giving the property an additional level of functionality. Uniquely, when exiting from the rear of the house, you remain at ground level thanks to the natural slope of the village terrain.

Here you will discover a small but practical workroom, ideal for storage or hobbies, alongside a delightful open area designed for relaxation. This sun-drenched outdoor space is perfect for lounging, sunbathing, or enjoying a peaceful afternoon surrounded by the calm of the village setting.

This property not only offers generous and flexible living accommodation but also the charm of a traditional Andalusian home. With its rustic character, stunning views, and the welcoming community of Somontín on your doorstep, it is a wonderful opportunity for those seeking a slice of authentic Spanish village life.

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