

# Turre Villa

€385,000

Ref: B2281



5



3



282 m²



318 m²



✓



10 min.



✓



Consumption  
E - 114kW

Emissions  
D - 21kg

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €385,000 (£331,293) |
| Transfer tax 7% .....           | €26,950 (£23,190)   |
| Notary fees (approx) .....      | €750 (£645)         |
| Land registry fees (approx) ... | €750 (£645)         |
| Legal fees (approx) .....       | €1,500 (£1,291)     |

## Fees and Taxes

|                        |                   |
|------------------------|-------------------|
| IBI property tax ..... | €735.00 per annum |
| Refuse fees .....      | €206.00 per annum |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,582)     |
| Remainder of deposit to 10% .....       | €35,500 (£30,548)   |
| Final Payment of 90% on completion .... | €346,500 (£298,163) |

\* 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

**\*\*VENDOR OPEN TO ACCEPT SENSIBLE OFFERS\*\***

We are delighted to offer you this traditional detached villa situated in the bustling town of Turre where you will find all the amenities that you will need.

This well maintained large property consisting of a spacious lounge / dining room, spacious fully fitted kitchen, three bathrooms and the potential of up to five bedrooms, garage plus a traditional Andalusian patio.

This property has been completed to a quality standard using unique and premium designs i.e. only found in the Alhambra, Granada.

Entrance is via a secure and durable door which leads into a porch then a grand foyer and stairway. Directly to the right is an impressive lounge / dining room which feature original wood beams and log burner. To the left is a room currently used as a smaller lounge area but could be used as a bedroom.

The large kitchen is fully fitted with numerous wall and base units, includes all the main appliances, marble worktops plus enough space for a dining table and chairs. There are separate doors with convenient access to the lounge and patio from the kitchen.

Opposite the kitchen is a bathroom featuring unique wall tiles and marble shower base. Next door is a room which is currently left empty but could be used as a second guest bedroom. The garage is next door which also has access to the large patio.

The romantic wrought iron stairway plus the Alhambra style tiles are a unique feature as you head upstairs where you have the three remaining bedrooms and bathrooms plus a terrace looking over the patio.

Once you reach the first floor landing you have a beautifully designed Arabic style window to your left which has the en suite bathroom on the other side. To the side of this you enter the main double bedroom which is spacious and bright with plenty of space for additional furniture. It also includes a separate walk in wardrobe and a Juliet style balcony.

The other two guest bedrooms are a good size, also feature Juliet style balconies and one of them has built in wardrobes.

Opposite the bedrooms you have the guest bathroom which is traditionally designed and benefits a walk in shower unit.

There are air conditioning units in the main bedroom and lounge.

This is a must see unique property and ideal as a year round family home.

If you would like more information or to book a viewing, please contact us.

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