

# Alfaix

## Cortijo/Finca

€239,950

Ref: B2324



3



2



1.32 hectares



148 m²



15 min.



✓



✓



Consumption  
E - 132kW

Emissions  
E - 25kg

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## **Property Purchase Expenses**

Property price .....	€239,950 (£207,125)
Transfer tax 7% .....	€16,797 (£14,499)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,295)

## **Fees and Taxes**

IBI property tax .....	€66.48 per annum
Refuse fees .....	€61.68 per annum

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,590)
Remainder of deposit to 10% .....	€20,995 (£18,123)
Final Payment of 90% on completion ....	€215,955 (£186,412)

\* 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**

This charming detached 3-bedroom country home is set in a serene and peaceful location, offering ample land and beautiful gardens, perfect for those who appreciate privacy and nature.

With easy access from the local towns of Los Gallardos and Turre, the home sits on a plot of land elevated above the Alfaix river bed. The setting gives the illusion of being rural even though all of the local amenities are a short drive away.

The property boasts incredible, far-reaching views that can be enjoyed from various points around the home, creating a tranquil and picturesque setting.

While the house is in need of a little interior cosmetic work, this has been reflected in the asking price, allowing the new owners to personalise and add their own touch to the space.

Terracing wraps around the entire property, with a large front patio that faces towards the orange groves and mountains. To the rear of the home is a utility room, garden shed and storage.

Internally the home consists of a large open plan living area. With 2 glass doors leading outside and plenty of windows, the entire home is bright and flooded with natural light.

The open plan living can be used as a dining area, lounge as well as a snug sitting room around the log burning fire.

The very spacious kitchen is ideal with ample storage units on both walls and a central island.

On the ground floor is the family shower room and first double guest bedroom with direct access to the gardens.

The primary bedroom also has patio doors as well as a newly fitted en-suite bathroom with Jacuzzi bath tub and contemporary tiling.

Upstairs is an independent third bedroom, large enough for a closet area, office space or sitting area where you can enjoy the incredible views from the 4 pane window.

The home has solar panels installed to help a very low cost living lifestyle.

Whether you're looking for a family home or a countryside retreat, this property offers great potential to become a truly special place.