

# Turre Villa

€325,000

Ref: B2338



3



3



400 m²



109 m²



✓



✓



10 min.



Consumption  
E - 161kW

Emissions  
E - 27kg

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



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## Property Purchase Expenses

Property price .....	€325,000 (£273,845)
Transfer tax 7% .....	€22,750 (£19,169)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Fees and Taxes

Communal fees .....	€13.22 per month
IBI property tax .....	€530.32 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€29,500 (£24,857)
Final Payment of 90% on completion ....	€292,500 (£246,461)

\* 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 beautiful 3 Bedroom, 3 bathroom Villa with Private Pool in Agua Nueva, Turre.

Nestled in the sought-after urbanisation of Agua Nueva, just outside the charming market town of Turre, this elegant villa offers a perfect blend of comfort and privacy style with the convenience of location.

With 3 spacious bedrooms, 3 bathrooms, and a fabulous private pool, this property is ideal for both full-time living or as a lock-up-and-leave holiday home.

The villa is located just minutes from Turre, where you'll find all essential amenities, as well as delightful tapas bars and a popular weekly market. The beautiful coastal resort of Mojacar is under 10 minutes away, and major road links are easily accessible in the same time.

As you enter the property through double gates, you'll find a larger-than-average carport with steps leading up, via a charming garden that guides you to the villa's entrance.

Inside, the villa boasts a spacious entrance hall with access into a large living and dining room. This bright and airy space features rounded bay windows, allowing plenty of natural light, and a highly efficient pellet burning stove, ensuring warmth on cooler days.

The modern, fully fitted kitchen is located off the entrance hall and includes ample storage cabinets as well as the main front door to the property.

On the ground floor, you'll also find the first of the guest bedrooms, complete with fitted wardrobes, a family shower room.

Also from the ground floor, you have access to the underbuild which is a fantastic space for an entertainment room, study and storage.

Stairs lead to the first floor, where a landing area provides access to the impressive main bedroom. This spacious room features an en-suite shower room, fitted wardrobes, and double doors leading to a south facing private terrace, where you can enjoy breathtaking views of the Sierra Cabrera mountain range.

The second guest bedroom is also located on the first floor and offers its own en-suite bathroom and fitted wardrobes.

Outside, the recently renovated private pool is surrounded by ample terracing, providing plenty of space to relax and entertain.

The swimming pool as a salt pool which is belived to be much better for you than a chlorine pool.

A pergola offers much-needed shade during the hot summer months, making it the perfect spot to unwind or host guests alongside the built in BBQ.

Additional features of this wonderful villa include air conditioning throughout, sun awnings on both terraces and all mains services.

Contact us to arrange a viewing.

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