

# Velez Rubio Villa

€360,000

Ref: E262



3



2



1,000 m<sup>2</sup>



191 m<sup>2</sup>



✓



✓



✓



Consumption

F

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€360,000 (£304,056)
Transfer tax 7% .....	€25,200 (£21,284)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,267)

## Fees and Taxes

IBI property tax ..... €134.90 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,534)
Remainder of deposit to 10% .....	€33,000 (£27,872)
Final Payment of 90% on completion ....	€324,000 (£273,650)

\* 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

It is our delight to introduce this immaculately presented modern detached villa in a quaint village near Velez Rubio, Almeria, Southern Spain.

### Key Features-

- Detached Villa (build 191m2) with wrap around landscaped gardens including 3.5x9 swimming pool
- Two wooden cabins with plumbing and electric installed- one with fitted kitchenette and shower room – could offer additional accommodation
- Newly fitted solar panel systems – 16 panels- powering the whole property including central heating – resulting on the monthly electric bills being €0
- Modern fitted kitchen with Bosch Oven, fitted Bosch microwave, induction Bosch hob, granite worktops, fitted dishwasher, American style fridge/freezer
- Large open plan Lounge/Diner/Kitchen (approx. 4.5m x 12m) with ceiling fans, aircon units and fitted log burner, French patio doors giving access to the main gardens, side external door
- Two family size bathrooms- 1 x ensuite to the master bedroom and the main bathroom with a stand-alone bath
- Detached garage with plumbing for a washing machine, window overlooking the swimming pool and gardens
- Stunning panoramic mountain views
- Thoughtfully planned landscape planting, including tri colour Oleanda, white, pink and fuchsia, palms, lavenders, rosemary, bottle brushes, pines and conifers. Total land of 1000m2, fully fenced.

Let us explore this beautiful property further...

This beautiful villa is situated in a quaint village, close to the bustling town of Velez Rubio, on a quiet road, there are two parking spaces in front of the villa. A main entrance gate is in the middle with a side gate with entrance to the driveway and garage. There is also an electric gate at the rear of the land allowing access for larger vehicles.

The front garden is laid with stones and irrigation, whilst being planted with pretty flowers it is also low maintenance.

The villa sits proudly in the middle of the entrance, offers external solar lighting and a security system.

We enter into the main hall, which is double story giving a grand welcome- there are six windows high in the ceiling, the front door also has windows to the side making this entrance bright and spacious. Immediately in front are sliding doors leading to the enclosed courtyard, the views instantly draw us to the swimming pool.

The right-hand side offers the living accommodation, the left-hand side the sleeping and bathrooms.

The three bedrooms to the left are all double bedrooms, the master having an ensuite with large walk-in shower (70cm x 170cm), his and her sinks with 6 fitted draws underneath, wall mounted heated towel rail. The master bedroom has an aircon unit, wall mounted radiator and a ceiling fan. There is a west facing window with French patio doors that lead to the main gardens.

Bedroom 2 sits in the middle of the hallway with west facing window. The front bedroom also h...