

# Rojales Villa

€330,000

Ref: V22810



3



2



361 m<sup>2</sup>



100 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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 .....	€330,000 (£287,661)
Transfer tax 10% .....	€33,000 (£28,766)
Notary fees (approx) .....	€750 (£654)
Land registry fees (approx) ...	€750 (£654)
Legal fees (approx) .....	€1,500 (£1,308)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,615)
Remainder of deposit to 10% .....	€30,000 (£26,151)
Final Payment of 90% on completion ....	€297,000 (£258,895)

\* 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 South West Facing, Three Bedroom, Detached Villa in Benimar II is located on the edge of the vibrant town of Benijófar, within a 10 to 15 minute walk of a wide selection of bars, restaurants, shops, and a main chain supermarket. The popular La Marquesa Golf Course is just a few minutes' drive away, with the beautiful beaches of the Costa Blanca South only 12 minutes by car. Beautifully presented all on one level, this villa features a bright glazed-in entrance terrace, a spacious living room with a charming log burner and feature fireplace, and an American-style fitted kitchen with a separate utility area. There are three double bedrooms, all with built-in wardrobes, a family bathroom, and an en suite shower room to the master. The property also benefits from air conditioning for year-round comfort. External stairs lead to a private solarium offering lovely views to the mountains, while the easy-maintenance 361m2 tiled garden includes mature planted borders, a private swimming pool, off-road parking with carport, a BBQ area, and a convenient storage room. This is a fantastic opportunity to own a quality home in a sought-after area of Costa Blanca South.

&nbsp;

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