





Villa

 145 m<sup>2</sup>

 1.0425 hectares

REF: VHVL 1962

**Bedar**

**€239,950**

Magnificent 3 bed / 2 bath Villa in an Idyllic setting in one of the highest points of Bédar with magnificent mountain views and panoramic view of the entire coastline.

The property sits on a freehold plot of 10,425 mts<sup>2</sup> and has a build are of 144,82 mts<sup>2</sup> distributed as follows:

Massive lounge / dining room room, large kitchen with plenty of space for table and chairs, master bedroom with en-suite bathroom, 2 double bedrooms and a family bathroom. From the large lounge there is also a stairwell which leads to a gallery on the upper level and from there the access to the 2 large terraces and also a sore room.

The property is completed on the outside, has license of 1st occupation, etc. The new owner will need to finish of the parts of the interior of the property that haven't yet been completed such as kitchen, decorating, etc.

The shell underneath the property was originally designed for a large garage, games room, etc. The current owners has this area bricked off but it will be easy to re-open should the purchaser do so wish.

There are a grove of olives and other trees planted in the land. The house is not yet connected to mains water and electricity and therefore the new owner will need to contract for these services.

There is no swimming pool but with the amount of land that comes with the property the new owner can choose where to have on installed but obviously before doing so must apply for planning permission.

**Approximate purchasing costs**

Net price - €239,950

Purchase tax - €19,196

Land registry - approx. - €600

Notary fees - approx. - €720

Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000

Remainder of deposit to 10% - €20,995

Final Payment on completion - €215,955

**Approximate running costs**

Yearly council rates (IBI) - €287.49

Quarterly rubbish collection - €36.78

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend

on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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