





Villa

3 bedrooms

4 bathrooms

 208 m²

 1,106 m²

 Private

EPC Consumption: G

EPC Emissions: G

REF: VHVL 2130

Cabrera

€249,950

3 bedrooms and 3.1/2 bathrooms Villa with private swimming pool and large garage and with lots of terracing with stunning panoramic views of the Sierra Cabrera mountains. The property is in excellent order throughout and benefits from gas central heating.

Internally the property has a good feeling of space. The villa is split into three areas. The main area comprises of large covered terrace, living room with fireplace, cloakroom, master bedroom with an en suite bathroom, dining room, a kitchen and utility area. The building where the garage is has an en suite at the upper level with its own private access. The third area also has an en suite and is at the lower level which is accessed via a courtyard. The private swimming pool is accessed via the courtyard of the main building and also via the master bedroom. Like the rest of the Villa, the pool area due to its elevated position, has panoramic views

The villa has a total built area of 207.73 mts² plus a porch with an area of 21.72 mts², a terrace with 18.39 mts² and a private swimming pool. All built on a freehold plot measuring 1,106 mts². This is a very good opportunity for those looking to buy a villa in this prestigious Moorish village at a very reasonable price.

Approximate purchasing costs

Net price - €249,950
Purchase tax - €19,996
Land registry - approx. - €625
Notary fees - approx. - €750
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €21,995
Final Payment on completion - €224,955

Approximate running costs

Yearly council rates (IBI) - €608.89
Quarterly rubbish collection - €11.03
Monthly community fees - €45.44

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.

REF: VHVL 2130

