



Town House  
 3 bedrooms  
 3 bathrooms  
 🏠 209 m<sup>2</sup>  
 EPC Consumption: E  
 EPC Emissions: E

**REF: VHTH 2135**

## Antas

**€149,950**

This superb bright, modern 3 bed / 3 bath Townhouse is situated on the very edge of the village of Antas. The village is well known for its many facilities. The area is predominantly Spanish although is popular with English residents also.

The property has a total built area of 208.60 m<sup>2</sup> distributed in four levels. The split basement area could easily be converted into additional bedrooms, games rooms or additional living areas as it has plenty of natural light.

On the ground floor there is an exceptionally large living space, modern shower room and well-equipped kitchen, furnished to a very high standard. Off the kitchen is a pantry and covered terrace / utility area.

The first floor has three good size bedrooms and a second shower room. The master bedroom has a full en suite, dressing room and private terrace. All the bedrooms have built in wardrobes.

The top floor is a split solarium with both mountain and village views.

The property already has air conditioning in the living room and has pre-installation for the bedrooms.

We cannot stress enough that this property has been built to an exceptionally high standard.

The village is only a two-minute walk away.

### Approximate purchasing costs

Net price - €149,950  
 Purchase tax - €11,996  
 Land registry - approx. - €375  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €11,995  
 Final Payment on completion - €134,955

### Approximate running costs

Yearly council rates (IBI) - €335.05  
 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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