



Commercial
12 bedrooms
12 bathrooms
🏠 637 m²

REF: VHCO 2250

Villaricos

€485,000

FORMER HOSTAL LA ESPERANZA

RESTAURANT, BAR AND HOSTEL WITH LIVING ACCOMMODATION:

Situated within the heart of the vibrant and traditional fishing village of Villaricos, perched between the Sierra Almagrera and the sea and flanked by the Almanzora River. When it was opened,

La Esperanza was one of the best located restaurants in the village, overlooking the harbour with its great expansive terrace providing surreal views down the coast to Mojacar.

Complimented with a 9-bedroom hostel with living accommodation which when operational benefited from all-year round trade.

Approximate purchasing costs

Net price - €485,000
IVA - 21% - €101,850
Land registry - approx. - €1,213
Notary fees - approx. - €1,455
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €45,500
Final Payment on completion - €436,500

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: VHCO 2250

