



Farmhouse
 3 bedrooms
 One bathroom
 🏠 134 m²
 🏠 1.0597 hectares

REF: VHCT 2256

Mojacar

€199,999

Finca in the Huerta de Abajo, Mojacar with an area of 10.596.88 mts2 with an edification of 121 mts2 with a toilet and shower, a separate storeroom and the rest of the area being open plan i.e. living / dining room / kitchen / bedrooms. There is also a large front terrace. Elsewhere on the grounds there are 2 horse stables and a reservoir to collect water from the water rights afforded to the property. The property also benefits from mains water and electricity.

Access to the plot is via an asphalted country lane and it is within walking distance to the artisan center, bus stop, bars, restaurants, the fountain, and so on.

The property is a weekend retreat to the current owners but could easily be converted to a more standard Cortijo / Villa with internal divisions, etc. It is ideal for those looking to live in the countryside but yet don't want to lose touch with civilization.

Approximate purchasing costs

Net price - €199,999
 Purchase tax - €16,000
 Land registry - approx. - €500
 Notary fees - approx. - €700
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €17,000
 Final Payment on completion - €179,999

Approximate running costs

Yearly council rates (IBI) - €350.00
 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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