



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.

Please note the costs related to the purchase are not included in the asking price and therefore will have to be paid for separately by the purchaser. In Andalucía the stamp duty payable on a resale property purchase are as follows: for properties up to 400,000 euros the stamp duty rate is 8% of the sale price; For properties higher than 400,000 euros and up to 700,000 euros the stamp duty rate payable are 8% at 400,000 euros and 9% on the difference between the sale price less 400,000 euros; For properties above 700.000 euros, the stamp duty rate payable are 8% @ 400,000 euros + 9% @ 300.000 euros and 10% on the difference between the sale price less 700,000 euros. Other costs to be paid by the purchaser are Notary and Land Registry Office fees as well as their own representative or adviser.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 please visit our office or contact us by phone or e-mail. Viewings strictly by appointment only.

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