



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

**REF: VHTH 2372**

**Mojacar**

**€163,500**

Very charming and immaculately kept 2 bed / 2 bath Townhouse in the middle of Mojacar Village with great views to the village, and the surrounding mountains.

All in all, the property has 138.10 mts<sup>2</sup> of built area distributed in 2 levels comprised of a dining room with big windows with picturesque views of the village with the mountain range in the backdrop, kitchen, toilet and shower, sitting room with an open fireplace, bedroom, and another bedroom with an en suite at the upper level. The property also benefits from a separate and exceptionally large private terrace accessed from the lower part of the building. It also benefits from a separate lockup garage which is a real bonus in the village. The bedroom with the en suite at the upper level has the additional benefit of also being accessible from the upper street. If you like quirky then you won't be disappointed when you view this very charming and property.

**Approximate purchasing costs**

Net price - €163,500  
 Purchase tax - €13,080  
 Land registry - approx. - €409  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €13,350  
 Final Payment on completion - €147,150

**Approximate running costs**

Yearly council rates (IBI) - €563.53  
 Quarterly rubbish collection - €37.07

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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