



Town House
2 bedrooms
3 bathrooms
🏠 143 m²
🏡 Communal

REF: VHMX 2422

Vera

€135,000

Lovely town house for sale on Los Alamos urbanisation on Valle del Este golf complex, Vera, Almeria, Andalusia with a solarium and a small private garden and beautiful countryside views.

This town house is distributed on 2 floors with internal stairs leading up to the roof solarium with 360° views of the golf course and countryside on all sides. On the ground floor there is a parking space for the car just outside the front door. You come into a hallway with a separate full fitted and equipped kitchen with a window looking out to the rear of the property and a utility area for the washing machine and hot water heater. There is a shower room / guest bathroom and an open plan sitting - dining room with access to the terrace for outdoor dining and a small private grassed area of garden. From here you can walk to the communal pool and lovely communal gardens in a very tranquil spot.

Going upstairs to the first floor there are 2 double bedrooms with en suite bathrooms both with showers and built in wardrobes. One of the bedrooms has a juliet balcony looking over the communal gardens and the other has a window looking out to the open countryside views.

Going up one more level there is a private solarium.

Sold fully furnished. This property is ideal for golfers, those looking to live there all year round or looking to do holiday rentals.

*****PURCHASE TAXES ARE NOW 7% ON ALL PROPERTIES IN ANDALUSIA UNTIL 31.12.2021 (SO TAXES BELOW TO BE ADJUSTED ACCORDINGLY)*****

NET PRICE: 135.000 €

PURCHASE TAXES: 10.800 €

NOTARY FEES - APPROX.: 700 €

LAND REGISTRY - APPROX.: 600 €

TOTAL PRICE: 147.100 €

Price valid until sold.

Conveyancing not included.

The rates applied are the highest, and the buyer may, due to their characteristics, benefit from some tax deductions. The property A. I. D. is available at our office according to the decree 218/2005 of 11 of October that regulates the information regulation for the consumer in the purchasing-selling of property

in Andalusia.

Location

On the Google map click on "enlarge map" and the exact location of the property in Vera is marked with the pin. Valle del Este golf course is one of the favourite courses in this area for seasoned golfers. On the golf course site you have a 4 star hotel with gym and spa facilities and large outdoor pool, these services can be accessed by paying a fee. There is a small commercial centre with a few bars and restaurants and golf shops. Valle del Este has direct motorway access and is approx 7 km from the beaches of Mojácar and Garrucha and about 4 km from Vera town and its facilities.

Airports

Almeria airport is 45 minutes drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

Golf Courses

Mojacar: Marina de la Torre, Vera: Valle del Este and Cuevas de Almanzora: Desert Springs.

Approximate purchasing costs

Net price - €135,000
Purchase tax - €10,800
Land registry - approx. - €338
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €10,500
Final Payment on completion - €121,500

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.

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