



Town House
 3 bedrooms
 2 bathrooms
 🏠 101 m²
 EPC Consumption: E
 EPC Emissions: E

REF: VHTH 2496

Mojacar

€200,000

Extremely charming and immaculately kept 2/3 bed / 2 bath Townhouse in the picturesque Mojacar Village which is recognized as one of the most beautiful villages in Spain. The property is set on an elevated position offering with great views of the Mediterranean Sea as well as the surrounding mountain.

All in all, the property has 101.56 mts² of built area distributed on 2 levels comprised on the upper level of entrance hall, reception, sitting room, dining room, kitchen, bedroom and bathroom with shower; Internal stairwell leading to the lower level divided between bathroom with shower, 2nd bedroom and the occasional 3rd bedroom which is accessed from the 2nd bedroom. All 3 bedrooms have external windows. The property also benefits from a 28 mts² terrace on its upper level. The property is part of a 3-dwelling community but there are no communal walkways and in fact it has its own private access from Salle San Sebastian. If you like quirky then you won't be disappointed when you view this very charming and property. Viewings strictly by appointment only.

Approximate purchasing costs

Net price - €200,000
 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 - €180,000

Approximate running costs

Yearly council rates (IBI) - €161.67
 Quarterly rubbish collection - €39.48

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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