




**Village House**

5 bedrooms

2 bathrooms

 360 m<sup>2</sup>

 120 m<sup>2</sup>

EPC Consumption: D

EPC Emissions: C

**REF: VHVH 1142**

**Urracal**

**€60,000**

**Bargain!** A rare opportunity to purchase a very large traditional Spanish Village house in this charming Spanish Village of Urracal near the Marble district of Almería and within 50 minutes drive to Mojácar Playa and its surrounding coastal villages.

The property spreads on 3 levels with parts in need of attention. In brief, it comprises a large living room, library, kitchen, 5 bedrooms, 2 bathrooms, 15 mts<sup>2</sup> balcony and a 37 m<sup>2</sup> patio, etc. It is being sold unfurnished.

This village house benefits from thick stone walls, marble features, rustic ceramic tiles and wooden flooring to wooden beams and a large fire place. As one would expect in a working village, the property benefits from mains electricity, water, and internet and telecommunication services. The village of Urracal is predominantly Spanish and offers all services and amenities, including a municipal swimming pool.

This is without doubt a rare opportunity for those with a small budget looking for a large property in a charming Spanish village. Viewings strictly by appointment only.

Approx. distance to international airports: Almeria airport: 1.1/2 hrs. Murcia airport: 2 hrs Alicante airport: 2.1/2 hrs. Granada airport: 2 hours.

For more information about the property, please visit our office or contact us by phone or e-mail.

**Approximate purchasing costs**

Net price - €60,000

Purchase tax - €4,200

Land registry - approx. - €150

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000

Remainder of deposit to 10% - €3,000

Final Payment on completion - €54,000

**Approximate running costs**

Yearly council rates (IBI) - €88.43

Quarterly rubbish collection - €51.40

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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