



Villa  
 3 bedrooms  
 2 bathrooms  
 234 m<sup>2</sup>  
 685 m<sup>2</sup>

**REF: VHVL 1655**

## Los Gallardos

**€325,000**

A rare opportunity to purchase an Andalusian Style Villa full of character set in the Calle Mayor of the Spanish Village of Los Gallardos, a mere 10 minutes drive to Mojacar Playa, Garrucha, etc.

This unique property is built on a freehold plot of 685 mts2 and has a built area of 233.83 mts2 on two levels. Most of the ground floor was used to house the village pharmacy. The house itself has a reception on the ground floor and an elegant stairwell with wooden banisters leading to the upper level where there are a large reception / dining room with wooden beams and an open fireplace, very large independent kitchen and utility room, three double bedrooms and a family bathroom. The property also benefits from several verandas, terraces and an external stairwell leading to the utility area and kitchen. The land surrounding is has a variety of fruit trees, mainly citrus. If you are looking for something truly special then this is a must see property.

This really is a rare opportunity and the first client that views this property and is looking to settle or to holiday inland but an easy drive to the coast, will fall in love with this well-built and comfortable property.

### Approximate purchasing costs

Net price - €325,000  
 Purchase tax - €22,750  
 Land registry - approx. - €813  
 Notary fees - approx. - €975  
 Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €29,500  
 Final Payment on completion - €292,500

### Approximate running costs

Yearly council rates (IBI) - €381.05  
 Quarterly rubbish collection - €47.38

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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