



Villa

12 bedrooms

11 bathrooms

 802 m²

 632 m²

 Private

EPC Consumption: E

EPC Emissions: E

REF: VHVL 1780

Turre

€485,000

Los Corrales is a beautiful and unique property. Situated in the stunning Cortijo Grande Valley in the Andalusian region of southern Spain, Los Corrales offers wonderful views and a large private pool. This spaciouly gated Villa is split into 4 independent properties, some in need of restoration, but all with its own access and surrounded by the large private swimming pool. The freehold plot measures 632 mts2. Sold as seen!

Property 1: 152.48 mts2 built on two levels comprising of 4 en suite bedrooms, open plan living / dining and kitchen plus a good size private terrace.

Property 2: 157.48 mts2 built on two levels comprising of 2 en suite bedrooms, 2 further double bedrooms sharing a bathroom and open plan living / dining and kitchen.

Property 3: 49.03 mts2 built on two levels comprising of 1 en suite bedroom, open plan living / dining and kitchen and separate bathroom.

Property 4: 118.87 mts2 built on one level only comprising of 3 en suite bedroom, kitchen / dining room, and living room.

The swimming pool measures 50.66 mts2

The basement garage / storerooms measure 273.05 mts2

This 12 bedroomed / 11 bathroomed Villa is ideal for someone interested in developing the property looking to start a B&B business or run as a venue to hold weddings and other celebrations in the area, have a big family home or even a group of 4 relatives or friends wishing to club together to buy a property but each keeping their own private spaces. This is a truly unique opportunity as there's nothing similar on the market in the area and for such a good price.

Cortijo Grande is the perfect location for those looking for a tranquil setting. It is a perfect place to relax in the perfect mountainous surroundings or take part in the many activities that the local and surrounding areas have to offer, including horse riding, tennis and hiking, the impressive nature trails that stretch over 100 of acres of unspoilt parkland. Yet the beautiful beaches of Mojacar, Garrucha and

Vera Playa are only 10 minutes away!

The asking price for the freehold is 485.000,00 Euros plus costs.

Other costs related to this purchase are:

33.950,00 € Stamp duty at 7%

1.455,00 € Approximate Notary Office fees

1.213,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

521.618,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit the property please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is also available!

Approximate purchasing costs

Net price - €485,000

Purchase tax - €33,950

Land registry - approx. - €1,213

Notary fees - approx. - €1,455

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €45,500

Final Payment on completion - €436,500

Approximate running costs

Yearly council rates (IBI) - €554.29

Quarterly rubbish collection - €51.40

Monthly community fees - €140.00

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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