





Villa

4 bedrooms

2 bathrooms

 364 m²

 5,100 m²

 Private

EPC Consumption: E

EPC Emissions: E

REF: VHVL 1783

Vera

€330,000

Beautiful detached Villa with 4 bed / 2 bath set on one level on a fully fenced freehold plot of 5,100 mts² in the campo in Vera and 2 minutes' drive into town.

The property has mountain views and a distant view of the sea. It is approx. 15 minutes' drive to the beach and 5 minutes' drive to the motorway linking the area to Almería, Murcia and the rest of Spain.

In brief the main property has a built area of 180.67 mts² comprised of a covered terrace, entrance hall, large seating and dining room, a large kitchen with a fireplace and a utility area, a family bathroom and 4 double bedrooms – all with built in wardrobe and 1 of which with an en suite bathroom. Additionally and adjacent to the property there are the following edifications: a swimming pool with an area of 51.90 mts², an outside shower with 4.85 mts², a plant room with 3.80 mts², a garage with 51.25 mts², a water tank with 51.25 mts², 2 horse stables with 15.15 mts² and a chicken pen with a 5.40 mts². In total the built area for the property is 364.27 mts²

A must see property for those looking to invest and with the right budget and who are looking to live in the campo yet be within an easy driving range to the amenities of the town and the seaside nearby.

Approximate purchasing costs

Net price - €330,000
Purchase tax - €23,100
Land registry - approx. - €825
Notary fees - approx. - €990
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €30,000
Final Payment on completion - €297,000

Approximate running costs

Yearly council rates (IBI) - €400.00
Quarterly rubbish collection - €36.78

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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