



Villa
4 bedrooms
3 bathrooms
🏠 174 m²
🏠 2,880 m²
🔑 Private

REF: VHVL 1989

Turre

€350,000

Beautiful 3/4 bed / 3 bath (depending on lay out) very secluded independent Villa with private pool set in the idyllic Cortijo Grande Valley with superb and guaranteed uninterrupted views of the Sierra Cabrera mountains. The Villa is just flexible enough to be a comfortable full-time home or a holiday property but either way the property represents a great investment.

Cortijo Grande is a mere 10 minutes' drive to the Spanish Village of Turre and all of its facilities and a 15-minutes' drive from fabulous Mojácar and its long sandy beaches.

This secluded Villa has plenty of off-street parking for several cars. All in all, the property is divided in two wings and the main access of both wings is via a large courtyard. The main wing is comprised of a large living / sitting room with direct access to a terrace with a pergola measuring 46 mts² and the private swimming pool and pool decking and further terraces, to the left of the living room there is master en suite bedroom with French doors to the terrace and the pool and a side door to another terrace at the back of the property, and to the right of the living / sitting room there is a round dining room with French doors in the large patio, followed by a modern kitchen. In this wing there is also a separate laundry room as well as the 4th bedroom or office. The other wing of the property is comprised of a downstairs bedroom with French door onto large terrace, a wet room with a toilet as well as a store room underneath the external stairs that leads to the upstairs en suite bedroom with its own private terrace. In total the property without counting the terraces, patio, pool and pool decking has has a built area of 174.25 mts². The freehold plots measures 2,880 mts². The Villa is surrounded by a mature garden and there is a parking area for several cars.

The property is connected to mains electricity, water and broadband. Access to the property is via asphalted road.

Viewings by prior appointment only. For more information or to book a viewing appointment please visit our office or contact us via phone or e-mail.

Approximate purchasing costs

Net price - €350,000

Purchase tax - €24,500

Land registry - approx. - €875

Notary fees - approx. - €1,050
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €32,000
Final Payment on completion - €315,000

Approximate running costs

Yearly council rates (IBI) - €622.42
Quarterly rubbish collection - €39.48
Monthly community fees - €47.00

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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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