





### Country House

2 bedrooms

One bathroom

 116 m<sup>2</sup>

 6,976 m<sup>2</sup>

EPC Consumption: E

EPC Emissions: E

**REF: VHCO 2075**

## Mecina Bombaron

**€73,000**

2 bed / 1 bath Cortijo in Mecina Bombarón, Las Alpujarras. The property is approx. 1.100 meters above sea level and boasts 360° views.

The freehold land of 6,976 mts2 is inside the natural park and the current owners have planted lots of fruit trees alongside the trees that were already there before they purchased the property in 1998. The Cortijo has wooden exposed beams with a foam insulation and its roof has also been reinforced with cement. Its 116 mts2 built area is distributed between a living / dining room, kitchen, 2 bedrooms and a bathroom. The windows facing north have been changed to double glazed. Part of the walls on the property needs re-rendering. It also needs plumbing and the installation of solar panels well as a water deposit to service the house. The property has rights to water from an irrigation balsa nearby. The village and all its services are within a mere 10-minute drive or a 15-minute walk cross country. It is being sold as seen.

A delight for someone who is looking for something unique and relatively inexpensive and in the middle of a natural park but yet close enough to services and amenities.

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

#### Approximate purchasing costs

Net price - €73,000

Purchase tax - €5,110

Land registry - approx. - €183

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €4,300

Final Payment on completion - €65,700

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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