




Villa

3 bedrooms

4 bathrooms

 174 m²

 400 m²

 Private

EPC Consumption: E

EPC Emissions: E

REF: VHVL 2143

Cabrera

€269,000

3 bedrooms and 3.1/2 bathrooms secluded Villa with private swimming pool offering stunning panoramic views of the Sierra Cabrera mountains. The property has excellent access and is in excellent order throughout.

Internally and externally this absolutely impeccable property has a good feeling of space. The villa is split into two areas. The main area has a built area of 113 mts² and comprises of living room with fireplace, dining room, cloakroom, master bedroom with an en suite bathroom, double bedroom with en suite bathroom and a kitchen and utility area. Off the living room overlooking the pool there is also a large covered terrace with 37.79 mts². The third en suite bedroom on the upper level has 24.32 mts² and has an independent access through the Andalucian courtyard. Like the rest of the Villa, the private swimming pool area due to its elevated position, has panoramic views.

The villa has a total built area of 174.32 mts² and is built on a freehold plot measuring 400 mts². This is a very good opportunity for those looking to buy a villa in this prestigious Moorish village at a very reasonable price and within a short walking distance to the bars and restaurants by Cabrera's main arch.

Approximate purchasing costs

Net price - €269,000
Purchase tax - €18,830
Land registry - approx. - €673
Notary fees - approx. - €807
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €23,900
Final Payment on completion - €242,100

Approximate running costs

Yearly council rates (IBI) - €471.64
Quarterly rubbish collection - €11.03
Monthly community fees - €34.92

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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