



Farmhouse  
7 bedrooms  
4 bathrooms  
🏠 329 m<sup>2</sup>  
🏠 1,507 m<sup>2</sup>

**REF: VHCT 2367**

## La Huerta

**€60,000**

Large 7 bed / 4 bath tradition Spanish Cortijo in need of restauration located in La Huerta on the outskirts of Antas with easy access and a short drive to the Village and 16 kms to the coast. The property is being sold as seen.

The property is set on a freehold plot of land of 1.507 mts<sup>2</sup> and has a total built area of 328.82 mts<sup>2</sup> built on two levels. Please note that this is a project and some of the work needed is of a structural nature.

### Approximate purchasing costs

Net price - €60,000  
Purchase tax - €4,800  
Land registry - approx. - €150  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €3,000  
Final Payment on completion - €54,000

### Approximate running costs

Yearly council rates (IBI) - €218.87

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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