




Villa

3 bedrooms

3 bathrooms

 120 m<sup>2</sup>

 1,057 m<sup>2</sup>

EPC Consumption: E

EPC Emissions: E

**REF: VHVL 2377**

## Cabrera

**€240,000**

Immaculately kept detached villa with a separate annex. with 3 or two bedrooms depending on distribution and 2.1/2 bathrooms in the sought-after area of the Moorish style Sierra Cabrera with magnificent mountain views. The freehold plot measures 1,057 mts<sup>2</sup> in total and inside its boundaries there are two independent dwellings as follows:

Main Villa set on two levels and is distributed as follows: living / dining room with great mountain views, independent kitchen with granite worktop, cloakroom on the lower level and master en suite bedroom on the upper level again offering great views of the mountains and the countryside.

The guest Annex is situated on an elevated position and is set on one level only with no stairs needed to access it. It was originally designed as a two bedroomed construction with separate Bathroom. One of the bedrooms in the guest annex is currently used as a Lounge/Dining room with a modern fitted kitchen and if desired can be easily converted back into a Bedroom.

In total it has a built area of 120 mts<sup>2</sup> and the main Villa has 2 covered terraces with an area of 30.51 mts<sup>2</sup>. The property also benefits from 2 underbuilds which could be converted into almost anything as once converted both could have plenty of natural light and unobstructed views also.

This immaculately kept property benefits from many extras such as wall mounted electric radiators, air conditioning, wooden effect double glazed windows and doors, guttering system which collected the rainwater into separate water deposits which is used to irrigate the garden, etc.

This particular villa occupies a wonderful position within Cabrera and due to the many windows and external glass doors this wonderful villa has beautiful 360-degree views across the surrounding mountains and countryside as well as an abundance of natural light in each and every room.

The terraced garden in this Villa is a real feature with its abundance of indigenous plants and stone walls. There is ample room for a Jacuzzi or even a swimming pool for those wishing to have a private pool. Alternatively, there is also an opportunity to invest in purchasing a share in the community pool.

This is an incredibly good opportunity for those looking to buy an immaculate and luxurious villa full of extras in this prestigious Moorish village at an extremely attractive price. Virtual viewings available.

**Approximate purchasing costs**

Net price - €240,000

Purchase tax - €16,800

Land registry - approx. - €600

Notary fees - approx. - €720

Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000

Remainder of deposit to 10% - €21,000

Final Payment on completion - €216,000

**Approximate running costs**

Yearly council rates (IBI) - €428.25

Quarterly rubbish collection - €11.03

Monthly community fees - €42.28

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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