



Land

 1,690 m<sup>2</sup>

**REF: VH LA 2389**

## Los Gallardos

**€20,000**

Plot of mainly rustic land with a small section inside the urban zone of the hamlet of Los Flores, municipality of Los Gallardos big enough to build a house. Ideal for someone looking for an inexpensive plot of land with the added benefit of being able to build a property on its urban section. Please note that the land is not being sold with planning permission as the latter would need to be applied for at the exclusive cost and responsibility of the purchasers.

### Approximate purchasing costs

Net price - €20,000

Purchase tax - €1,400

Land registry - approx. - €50

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Final Payment on completion - €17,000

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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