



Land

 8.8483 hectares

REF: VHMx 2466

Turre

€159,000

Rustic land with a ruin for sale on the outskirts of Turre town in Almeria, Andalusia with a water and electric connection as well as a building licence.

The land has its own access, a dirt track, that reaches the ruined cortijo. There are 3 plots of land that have been joined together and the access is from the main road. There is a public pathway that crosses the land from north to south. There are some olive trees on the land. The land is not fenced.

The land has a ruin on it and is being sold with a building licence.

*****PURCHASE TAXES ARE NOW 7% ON ALL PROPERTIES IN ANDALUSIA UNTIL 31.12.2021 (SO TAXES BELOW TO BE ADJUSTED ACCORDINGLY)*****

NET PRICE: 159.000 €

PURCHASE TAXES: 12.720 €

NOTARY FEES - APPROX.: 700 €

LAND REGISTRY - APPROX.: 600 €

TOTAL PRICE: 173.020 €

Price valid until sold.

Conveyancing not included.

The rates applied are the highest, and the buyer may, due to their characteristics, benefit from some tax deductions. The property A. I. D. is available at our office according to the decree 218/2005 of 11 of October that regulates the information regulation for the consumer in the purchasing-selling of property in Andalusia.

Location

For the exact location of the land, please click on the "enlarge Google map" above right, it is marked with a pin.

Approximate distances to 4 local Airports

Almeria 70km/ 44minutes in the car, Murcia 145km/ 1 hour 26 minutes in the car, Alicante 208km/ 2 hours, Malaga 290km/ 2 hours 52 minutes in the car.

3 Golf courses

Vera: Valle del Este, Cuevas del Almanzora: Desert Springs, Mojacar: Marina de la Torre.

Approximate purchasing costs

Net price - €159,000
IVA - 10% - €15,900
Land registry - approx. - €398
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €12,900
Final Payment on completion - €143,100

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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