



### Village House

2 bedrooms

2 bathrooms

 96 m<sup>2</sup>

 67 m<sup>2</sup>

EPC Consumption: E

EPC Emissions: E

**REF: VHVH 2482**

## Mojacar

**€220,000**

Charming Village House with a roof terrace with 360° views and independent self-contained apartment in the middle of Mojacar Village, a mountain side whitewashed Spanish Village nestled in the foothills of the Sierra Cabrera mountains and overlooking the sea.

The freehold plot has 67 mts<sup>2</sup> and all in all, the property has a built area of 95.50 mts<sup>2</sup> distributed on two levels access from two different streets. The main house is a charming detached property which is accessed from Calle San Augustin and has a built area of 62.50 mts<sup>2</sup> comprised of living room, dining room, double bedroom, kitchen, bathroom with a walk-in shower and a patio which stairs leading to the roof terrace with 360°. The self-contained and quirky apartment has a built area of 33 mts<sup>2</sup> and is accessed from the street below it is comprised of a living room/kitchen combo, a separate bathroom, and a vaulted cave room with a bed on a raised platform.

An excellent property for someone who plans to settle or simply holiday in the middle of Mojácar Pueblo or are looking for an investment property.

#### Approximate purchasing costs

Net price - €220,000

Purchase tax - €15,400

Land registry - approx. - €550

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €19,000

Final Payment on completion - €198,000

#### Approximate running costs

Yearly council rates (IBI) - €115.77

Quarterly rubbish collection - €37.07

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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