




Country House

 294 m<sup>2</sup>

 658 m<sup>2</sup>

**REF: VHMX 2521**

## Bedar

**€75,000**

2 ruins on 2 adjacent plots of land for sale in the little hamlet of El Albarico near Bédar, Almería, Andalusia with spectacular views of the mountains and the sea in the distance.

These ruins are located in a tranquil setting in a small hamlet 20 minutes' drive on a windy road from the village of Bédar. This is the perfect retreat for anyone looking "to get away from it all". Plenty of walks and cycling right from the hamlet itself. Beautiful countryside all around and due to the altitude of the property at 600 metres above sea level there are stunning down to the sea. The property can be reached by tarmac road from Bédar.

The sale includes two properties with separate title deeds:

- Casita 1 has a ruin of 2 floors with a built area of 210m<sup>2</sup> (ground floor 105m<sup>2</sup> and first floor 105m<sup>2</sup>). The plot is 448m<sup>2</sup> with three terraces of which 105m<sup>2</sup> is occupied by the building.
- Casita 2 has a ruin of one floor measuring 84m<sup>2</sup> on a plot of 210m<sup>2</sup>.

The plots are adjacent and are being sold together.

This would be an exciting project for anyone looking to build themselves a new home or holiday home.

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

NET PRICE: 92.000 €

PURCHASE TAXES: 7.360 €

NOTARY FEES - APPROX.: 700 €

LAND REGISTRY - APPROX.: 600 €

TOTAL PRICE: 100.660 €

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

The exact location of the property is marked with a pin on the Google map.

#### Airports

Almeria airport is 1 hour 25 minutes' drive, Murcia airport is 1 hour 45 minutes, Alicante airport is 2 hours and 20 minutes and Malaga airport is 3 hours.

#### Golf Courses

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

#### Approximate purchasing costs

Net price - €75,000

Purchase tax - €5,250

Land registry - approx. - €188

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €4,500

Final Payment on completion - €67,500

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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