

Village House
2 bedrooms
2 bathrooms
47 m²
94 m²
EPC Consumption: D
EPC Emissions: C

REF: VHVH 2538

Mojacar

€135,000

Freehold 2 bed / 2 bath immaculate Village House in the picturesque Mojacar Village near the church square and within a short drive to the beach. The property is very quirky and has a private roof terrace offering 360° views.

The freehold plot has an area of 47 mst2 and all in all the property has a built area of 94 mts2 built on two levels comprised of living room / dining room and a wood burner fitted on the open fire place, disused wine cellar converted into a formal dining room, then few steps up there is a kitchen with breakfast bar, and a double bedroom then a flight of stairs to the 2nd double bedroom with built in wardrobe, followed by a cloakroom with toilette big enough to accommodate an additional shower if required, then few steps leading to a larger bathroom with a bath and a separate shower and an outside terrace. Froom this terrace there is an external stairwell leading to a roof terrace with 360° views. The property is in a very charming village with traditional stoned paved street and within a short walking distance to everywhere in the village including all of its bars and restaurants, the medical centre, municipal lift and swimming pool. The property is being sold furnished. An early viewing is highly recommended. Virtual viewing available.

Approximate purchasing costs
Net price - €135,000
Purchase tax - €9,450
Land registry - approx. - €338
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €10,500
Final Payment on completion - €121,500

Approximate running costs
Quarterly rubbish collection - €39.48

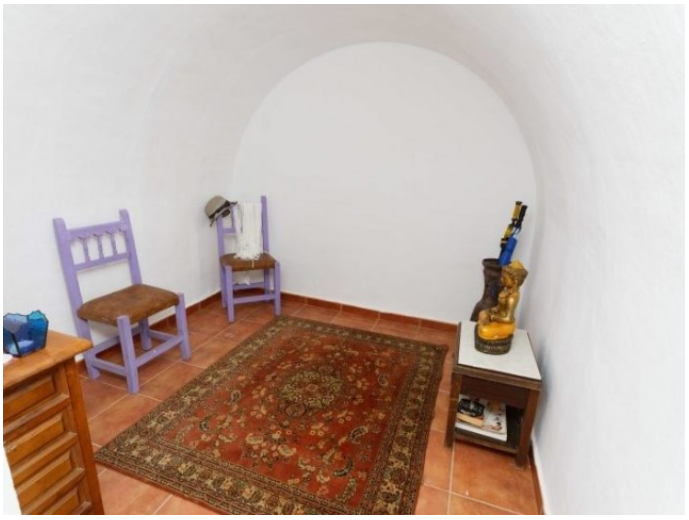
Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including 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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