



Villa

5 bedrooms

5 bathrooms

 269 m<sup>2</sup>

 667 m<sup>2</sup>

EPC Consumption: C

EPC Emissions: C

**REF: VHVL 2546**

**Turre**

**€400,000**

Large, linked country Villa between Turre and Sierra Cabrera and within a very short drive to the center of Turre and a further 5 minutes to Mojacar. The freehold plot measures 666.67 mts<sup>2</sup> and the property has a total built area of 309.03 mts<sup>2</sup> build on three levels distributed as follows:

Ground floor comprised of 133.30 mts<sup>2</sup> distributed between porch, hallway, living room, kitchen and dining room, bedroom with ensuite bathroom, a second bedroom, bathroom, storeroom under the stairs and stairwell leading to the 1st floor. The 1st floor has a built area of 96.45 mts<sup>2</sup> and distributed between hallway, uncovered terrace, 3 further double bedrooms all of which with an en suite bathroom and one with its own uncovered terrace also, stairwell leading into the upper level. The tower on the upper level has 39.31 mts<sup>2</sup> and from there is access to the roof terrace with 360° views. Adjacent to the property there is machinery room / storeroom built on two levels and with a total built area of 39.97 mts<sup>2</sup>.

This property has mains water and electricity, but as evident on the pictures the Villa needs final touches, and the kitchen also needs installing. Sold as seen. An interesting property for those looking to purchase a large house in the country whilst also seeking to be relatively close to a village with all services and amenities nearby and less than 10 minutes' drive to the coast. Virtual viewing is also available.

**Approximate purchasing costs**

Net price - €400,000  
 Purchase tax - €28,000  
 Land registry - approx. - €1,000  
 Notary fees - approx. - €1,200  
 Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €37,000  
 Final Payment on completion - €360,000

**Approximate running costs**

Yearly council rates (IBI) - €375.01  
 Quarterly rubbish collection - €11.84

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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