

Villa
5 bedrooms
5 bathrooms
269 m²
667 m²
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 mts2 and the property has a total built area of 309.03 mts2 build on three levels distributed as follows:

Ground floor comprised of 133.30 mts2 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 mts2 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 mts2 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 mts2.

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.

All this is being sold for:
400.000,00 Euros plus costs.
Other costs related to this purchase are:
28.000,00 € Stamp duty at 7%
1.200,00 € Approximate Notary Office fees
1.000,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
430.200,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

If you are looking for a terraced Villa with a private roof terrace offering 360° views and a mere 10

minutes' drive from the sea and with all the services and amenities in Turre a mere 5 minutes' dive, then you should view this one without delay. Viewings by appointment only! Please visit our office or contact us by phone or e-mail to organize an appointment. 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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