




Villa

3 bedrooms

2 bathrooms

 86 m²

 240 m²

EPC Consumption: F

EPC Emissions: E

REF: VHMx 2563

Villaricos

€275,000

Impeccable villa for sale in Los Conteros in Villaricos, Almeria, Andalusia that has been completely renovated and is beautifully presented with a garage and only 50 m to the beach.

This bungalow style villa is all on one level (no steps) and is situated on the edge of Villaricos, right by the beach and the old tower. There is a gate for the car where you can either park in the drive or in the lock-up garage.

On coming into the property, you enter a lovely circular hallway with the various rooms leading off from this. The living-dining room has a window at one end and patio doors leading out to the terrace. There is a pellet burner in one corner for the winter months.

The modern fully fitted and equipped kitchen has a lively red work top with fridge-freezer, gas hob and electric oven and integrated microwave. A door leads out to the utility patio at the back and also leads to the garage with the washing machine and a sink plus an extra fridge and water heater. There is also an exterior shower here.

There are 3 double bedrooms, all with large mirrored wardrobes and original Tiffany lamps. There are 2 bathrooms both with walk-in showers and windows for ventilation and light.

The shutters are all new and the windows are the original ones. Furniture is negotiable. There is air conditioning (hot and cold air) in all the rooms.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees).

We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

Location

On the above Google map click on enlarge map and the exact location of the property for sale in

Villaricos, Almeria, Andalusia is marked with the blue pin.

Airports

Almeria airport is 1 hour 20 minutes drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 3 hours 15 minutes.

Approximate purchasing costs

Net price - €275,000
Purchase tax - €19,250
Land registry - approx. - €688
Notary fees - approx. - €825
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €24,500
Final Payment on completion - €247,500

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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