




Town House

4 bedrooms

4 bathrooms

 355 m<sup>2</sup>

 105 m<sup>2</sup>

EPC Consumption: C

EPC Emissions: B

**REF: VHTH 2604**

## Vera

**€349,950**

Magnificent residence with 355,40 mts<sup>2</sup> built with a large private garage and access from 2 roads. The property is set in the heart of the historic part of Vera Town and ideal for those looking for all the comfort of town living with the added benefit of a spacious, comfortable living. The property is set on three levels plus the basement, each level accessed via internal stairs and with the added benefit of a pre-installation for a lift to operate between all levels. The main entrance is from Calle Tesoro and the secondary entrance is from Calle Aurora both a few meters from Calle del Mar, the town's main street.

The distribution of the property is as follows: Ground floor: main entrance, spacious and attractively decorated hallway, very large garage, wide stairwell to the basement and upper levels, towards the other side of the house there is a large room with a bathroom which is large enough and can be used as apartment or used as a business premises with its own separate access via Calle Aurora if required or be used a large bedroom with ensuite bathroom and dressing area or another lounge / living area, etc.; the vast basement has an office, a cloakroom and a large open plan area that could be used as a cinema / games room, wine cellar or both or for any other purpose needed; the 1st level is comprised of living room with a designer wood burner and two Juliet balconies, bathroom with shower, dining room and fully fitted and equipped kitchen both opening into a large terrace / patio with a built in BBQ and seating area; the second level is comprised of a hallway, main double bedroom with a large built in wardrobe its own private terrace, a family bathroom with a shower, a double bedroom with built in wardrobes access to its own private terrace and a third double bedroom with built in wardrobe. The property is fitted with security doors, garage with automated doors, ducted reversible air conditioning throughout, low consumption electric radiators in the bedrooms, double glazed windows, fitted storage cabinets throughout, etc. The roof of the property is flat but currently it is not transitable as there is no access to it. This magnificent house was built to measure, and the works completed in 2006 and ever since the property is being used by its current owner as their main family home. This is a well-built and well-maintained family home with excellent finishing touches. A must-see property for those with an eye for details and are looking for a home on the heart of the historic centre of the Vera Town. An early viewing of this family home is highly recommended. Virtual viewing is available.

### Approximate purchasing costs

Net price - €349,950

Purchase tax - €24,497

Land registry - approx. - €875

Notary fees - approx. - €1,050  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €31,995  
Final Payment on completion - €314,955

**Approximate running costs**

Yearly council rates (IBI) - €918.64  
Quarterly rubbish collection - €51.40

[info@veritashomes.co.uk](mailto:info@veritashomes.co.uk)

+34 950 472 430

<https://veritashomes.co.uk/2604>

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

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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