





Villa

4 bedrooms

4 bathrooms

 274 m²

 1,185 m²

 Private

EPC Consumption: E

EPC Emissions: E

REF: VHVL 2622

Cabrera

€360,000

4 bed / 4 bath detached Villa with a private swimming pool in one of the highest points of Sierra Cabrera boasting great mountain views.

The freehold plot measures approx. 1,184.82 mts² and has a total built area of approx. 274.03 mts². The semi basement level has 98.59 mts² and apart from the office / 4th bedroom and a bathroom built at this level, the rest of the space at this level is open plan and is mainly being used as an enormous garage / storage area with double glazing windows already fitted and pre-installation for central heating. The ground floor of the Villa also has 107.18 mts² as is comprised of entrance hall, stairwell leading to the upper level, en suite bedroom on one side on to the other side there are an open plan dining room / kitchen with a separate patio and covered laundry area, large living room with a fireplace. At this level there is a huge terrace to the front of the property and here the private swimming pool; Upstairs has a built area of 68.48 mts² distributed between a landing, bedroom, family bathroom and another en suite bedroom with terraces.

This Villa could be used as a large comfortably family with the ability to hold a separate guest accommodation or simply a hugely comfortable holiday property. It benefits from air conditioning, central heating, parking for several cars even if the garage is converted, and so on.

In short, a large and very comfortable property with lots of terracing areas, a god size swimming pool with amazing views of Sierra Cabrera. The property benefits from double glazing throughout and central heating. This is a very interesting Villa and therefore it is a must view property for those who are looking for something that is truly special in this prestigious Moorish village, a short walk to Cabrera's all 3 restaurants and 10 minutes' drive to the Village of Turre with all its amenities and services and a further 5-minute drive to Mojacar Playa. Virtual viewing is also available.

Approximate purchasing costs

Net price - €360,000
Purchase tax - €25,200
Land registry - approx. - €900
Notary fees - approx. - €1,080
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €33,000
Final Payment on completion - €324,000

Approximate running costs

Yearly council rates (IBI) - €713.02
Quarterly rubbish collection - €11.12
Monthly community fees - €135.15

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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