




Villa

3 bedrooms

2 bathrooms

 213 m²

 841 m²

REF: VHVL 2627

Vera

€495,000

3 bed / 2 bath Villa in the heart of Vera Pueblo set on two levels with a total built area of 213 mts2 on a freehold plot of 841 mts2.

All in all, the 213 mts2 built is distributed between living room, reception room, large kitchen with dining room, larder, 3 bedrooms, 2 bathrooms and a large garage.

This property is ideal for someone who is looking for a large Villa in the heart of Vera and on a sizeable plot with plenty of room to add a swimming pool, extend the Villa, etc. subject to planning.

An early viewing is recommended to avoid disappointment.

Approximate purchasing costs

Net price - €495,000

Purchase tax - €34,650

Land registry - approx. - €1,238

Notary fees - approx. - €1,485

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €46,500

Final Payment on completion - €445,500

Approximate running costs

Yearly council rates (IBI) - €1,143.80

Quarterly rubbish collection - €39.48

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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