




Villa

3 bedrooms

2 bathrooms

 248 m²

 5,163 m²

REF: VHV L 2721

Mojacar

€299,000

3 bed / 2 bath Villa with a separate office and lockup garage on a freehold plot of 5.163 mts² in Las Huertas which is an idyllic semi-rural setting in Mojácar within walking distance to the village and a short drive to the coast. All in all, the property has a total built area of 247.55 mts² distributed as follows:

Main Property: 160.35 mts² comprised of entrance hall, living room, dining room, kitchen, utility / storage area, hallway, main bedroom with en suite bathroom, family bathroom and 2 double bedrooms.

Garage: 44.75 mts² – can be used as a garage or storage area since there are plenty of space in the plot to install a covered car pot to keep the car in the shade.

Office / Study: 25.16 mts² – ideal for those working from home or could be converted into a independent apartment.

The Villa is accessed via a private drive with ample space to park several cars and the approach to the garage is via the back road around the corner. The property is built on a sizeable freehold plot which is mainly planted with citrus trees. The Villa benefits for a log burner in the living room, 2 of the bedrooms have built in wardrobes, the terrace has been glazed so that it can be used as living area in the winter also, and so on. This is a great opportunity for someone who is looking to live or holiday in Mojácar and wants to have space and enjoy their peace and quiet. Virtual viewing is also available.

Approximate purchasing costs

Net price - €299,000

Purchase tax - €20,930

Land registry - approx. - €748

Notary fees - approx. - €897

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €26,900

Final Payment on completion - €269,100

Approximate running costs

Yearly council rates (IBI) - €394.28

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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