




**Village House**

2 bedrooms

2 bathrooms

 164 m<sup>2</sup>

EPC Consumption: E

EPC Emissions: D

**REF: VHVH 2757**

**Mojacar**

**€190,000**

Great opportunity to purchase a traditional 2 bed / 2 bath Village House in Mojacar Village set on 2 levels with great sea views and with a private patio, 2 terraces and a roof terrace with great sea and mountain views. This traditional property is full of character and ready to move into.

It has a total build area to include the 2 terraces and patio of 164.11 mts<sup>2</sup>. Internally the property is divided into courtyard, entrance hall, large sea facing lounge / dining room with an open fireplace, kitchen, storeroom, bathroom, cloakroom with toilet and double bedroom and a terrace. From the hallway there is a stairwell leading to the upstairs ensuite bedroom – at this level there is also a terrace followed by an external staircase leading to the roof terrace with 360° views.

The property would benefit from some TLC and should a third bedroom be needed the property is large enough to be easily reconfigured to accommodate a 3rd bedroom on its ground level.

All in all, a unique opportunity especially for those into traditional architecture! This is property will be ideal for someone who wants to be in the middle of the village whilst looking for something quirky and ready to move into but with a scope to make improvements without major work needed. All the services and amenities of this thriving and historic village such as doctor's surgery, municipal pool, bars and restaurants pharmacy, supermarket, shops, church, town hall, public transport, public parking, school, library, art gallery, museums, and so on are within walking distance of the property. Virtual viewing is available for those who are unable to view in person and do not want to run the risk be gazumped by someone else.

**Approximate purchasing costs**

Net price - €190,000

Purchase tax - €13,300

Land registry - approx. - €475

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000

Remainder of deposit to 10% - €16,000

Final Payment on completion - €171,000

**Approximate running costs**

Yearly council rates (IBI) - €273.25

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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