



Village House
 2 bedrooms
 One bathroom
 🏠 165 m²
 EPC Consumption: D
 EPC Emissions: D

REF: VHVH 2758

Mojacar

€110,000

Great opportunity to purchase a traditional village house in Mojacar set in 3 levels. The main level is completed and has a 2 bed / 1 bath plus terrace with sea views; the other two lower levels have the shells built and the inside to be finished off. This traditional property is full of character and ready to move into.

The property has a total build area of 165.01 mts² which is distributed as follows: the finished property on the main level has 99.73 mts² built and is comprised of stairwell leading to the main level of the property, hallway, large sea facing lounge / dining room with an open fireplace, bathroom, cloakroom with toilet and 2 double bedrooms and a terrace. From the terrace here is a stairwell leading to the 32.64 mts² area on the lower level which has two windows but is not finished and from there there is another stairwell leading the bottom floor with also 32.64 mts² area in the same condition as the floor above.

The floor that is completed would benefit from some TLC and the two rooms below will need to be completely done up as currently both are comprised of the shell only with the windows.

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 including the enlargement of the property's built area by almost 2/3 in size. 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 of being gazumped by someone else.

Approximate purchasing costs

Net price - €110,000
 Purchase tax - €7,700
 Land registry - approx. - €275
 Notary fees - approx. - €700
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €8,000
 Final Payment on completion - €99,000

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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