




### Village House

4 bedrooms

One bathroom

 155 m<sup>2</sup>

 159 m<sup>2</sup>

EPC Consumption: E

EPC Emissions: E

**REF: VHVH 2764**

## Turre

**€139,995**

4 bed / 1 bath spacious, extremely well-kept and ready to move into Village House in the heart of Turre with all the services and amenities at its doorstep and a very short drive to the coastal resort of Mojácar Playa. Opportunities such as this are very rare so anyone interest must act fast as we expect this house to go very quickly.

The freehold plot has an area of 159 mts2 and a total built area of 155 mts2. It is comprised of a spacious entrance hall, hallway, spacious living/dining room, 4 bedrooms, large kitchen, a family bathroom and courtyard which is partly covered and houses a Jacuzzi, an external stairwell leading to the roof terrace where there is a large room which is being used as storage area and that could be converted into a self-contained apartment, summer kitchen or anything else that the new owner might think of. On this level there is also a roof terrace with mountain views. All in all, a great and rare chance for those looking for an opportunity in Turre.

The Village of Turre enjoys amenities such as banks, supermarkets, restaurants, bars, weekly market, open air fitness park, and so on. Virtual viewing is available. For more information about the property please visit our office or contact us by phone or e-mail. Viewings strictly by appointment only.

#### Approximate purchasing costs

Net price - €139,995  
Purchase tax - €9,800  
Land registry - approx. - €350  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €11,000  
Final Payment on completion - €125,996

#### Approximate running costs

Yearly council rates (IBI) - €245.45  
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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