




### Villa

4 bedrooms

2 bathrooms

 168 m<sup>2</sup>

 396 m<sup>2</sup>

EPC Consumption: G

EPC Emissions: G

**REF: VHVL 2795**

## Mojacar Playa

**€330,000**

Large south-east facing 4-bed / 2-bath well-kept semi-detached Villa with space for a pool set on a freehold corner plot in an affluent and sought-after residential area of Mojacar Playa, within a very short walking distance to the beach and all amenities and services.

This well-kept Villa which has been recently painted on the outside is set on two levels and is comprised of a large entrance hall, living / dining room with a fireplace, kitchen, larder, 2 double bedrooms, bathroom and garage on the ground floor and hallway, 2 further double bedrooms, and a bathroom upstairs. The property also benefits from large terraces on both ground and first floor with the latter offering sea views. There is a built in BBQ already installed in the freehold plot.

The freehold plot where the property is built has an area of 396 mts<sup>2</sup> and a built area of 168 mts<sup>2</sup>. The Villa also benefits from mains electricity and water as well as telephone and fibre optics. The Villa is suitable for either full time living or simply a holiday place to unwind. It has an extensive front, side and back garden and those wishing to have a private swimming pool there is ample space for one to be built on the plot subject to the relevant planning permissions, etc. The beach is a 3-minute gentle walk.

Those looking for a holiday home can also benefit from the extra income that could be generated from holiday lettings as this Villa is on an exclusive and sought-after area of Mojácar Playa.

### Approximate purchasing costs

Net price - €330,000

Purchase tax - €23,100

Land registry - approx. - €825

Notary fees - approx. - €990

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €30,000

Final Payment on completion - €297,000

### Approximate running costs

Yearly council rates (IBI) - €474.99

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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