



### Village House

3 bedrooms

2 bathrooms

 84 m<sup>2</sup>

 86 m<sup>2</sup>

**REF: VHVH 2822**

## Mojacar

**€180,000**

Charming freehold 3 bed / 2 bath immaculately presented Village House in the heart of the Plaza Nueva in the picturesque Mojacar Village and within a short drive to the beach. The property is very quirky and has a large terrace off the lounge as well as private roof terrace offering 360° views.

The freehold plot has an area of 85.80 m<sup>2</sup> and all in all the property has a built area of 84.20 m<sup>2</sup> built on two levels. The upper level which is the entrance level due to the shape of the plot is comprised of living room / dining room with a fireplace, kitchen, bathroom and bedroom. Off the living room there is also a 37.20 m<sup>2</sup> northwest facing terrace which is partly covered and has storage areas on one side. Off this terrace there is a stairwell to access the roof terrace with 360° views. Inside from the lounge area there is a stairwell leading to 2 bedrooms and a bathroom. The property is right at the heart of this very charming village with traditional stoned paved street which has been voted one of the most beautiful villages of Spain. The property is within a short walking distance to everywhere in the village including all its bars and restaurants, the medical centre, municipal lift and swimming pool. The property is being sold partly furnished. An early viewing is highly recommended. Virtual viewing available. For more information please visit our office or contact us by phone or e-mail.

#### Approximate purchasing costs

Net price - €180,000  
 Purchase tax - €12,600  
 Land registry - approx. - €450  
 Notary fees - approx. - €700  
 Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
 Remainder of deposit to 10% - €15,000  
 Final Payment on completion - €162,000

#### Approximate running costs

Yearly council rates (IBI) - €306.12  
 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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