




Villa

3 bedrooms

3 bathrooms

 203 m²

 142 m²

EPC Consumption: E

EPC Emissions: D

REF: VHVL 2831

Mojacar

€450,000

An extremely rare opportunity to purchase a completely refurbished south facing Villa and an independent annex both full of character in the very heart of Mojácar Pueblo.

The main property has a reception area on the ground floor then a stairwell leading to the 1st floor where there is a massive open plan kitchen with an island, seating and dining room with two floor to ceiling double doors French windows each opening into a Juliet balcony, double bedroom with ensuite walk in shower. Off the open plan area there is a large archway leading to a sitting room with a fireplace and internal stairwell to access both the outdoor garden / terrace, and the main ensuite on the 2nd floor. From the main ensuite there is access to the massive partly covered terrace offering 360° views and at the back of the terrace there is stairwell leading to the third level of the property where there is an independent laundry room which also provides access to and from Calle Embajadores. The annex is accessed by double wooden doors a few meters from the main property entrance on Calle Cuesta de la Fuente. It is comprised of a large entrance hall, a cloak room with a toilette and a massive L shaped open plan area big enough to be converted into a very comfortable 1 bed independent apartment or used as an artist atelier or both.

This is not an old village property but a fully refurbished Villa where the owner has in effect meticulously re-built the property with a view to bring it to today's standards with new plumbing, new wiring, double glazing, hot water through solar panels, and so on whilst preserving the original architecture of the building including high ceiling, floor to ceiling double windows, chimney, wooden doors and windows, etc.

All in all, the building has 203 mts² built distributed on 4 levels excluding the terraces. The plot has an area of 141.98 mts² which is acceded from both Calle Cuesta de la Fuente y Calle Embajadores. This property will only suit those with an appreciation for the old town architecture and looking to living or holidaying comfortably in the old town. An early viewing is highly recommended.

Approximate purchasing costs

Net price - €450,000

Purchase tax - €31,500

Land registry - approx. - €1,125

Notary fees - approx. - €1,350

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €42,000

Final Payment on completion - €405,000

Approximate running costs

Yearly council rates (IBI) - €405.31

Quarterly rubbish collection - €39.48

info@veritashomes.co.uk

+34 950 472 430

<https://veritashomes.co.uk/2831>

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638

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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