

Country House
6 bedrooms
6 bathrooms
250 m²
1,654 m²
Private

REF: VHAP 2832

Taberno

€199,000

Traditional farmhouse for sale. The main house is comprised of entrance hall, living room, dining room, kitchen, 2 bedrooms, bathroom with jacuzzi, garage and storeroom. The are also 4 independent apartments each with a wood burner a bathroom. In addition, there is a common, independent living/dining room with fireplace and kitchen as well as a swimming pool, toilet and shower, spa, BBQ area, garden and parking for several cars. Ideal for someone who enjoys living or spending time in the countryside in search for peace and tranquillity while being a short drive from main services and amenities. Taberno is just 3.5 km away and Huércal-Overa is 15 km away and with the added advantage of turning the property into a B&B business. The coast is less than an hour drive.

The plot measures 1,654 m2, of which 800 m2 is on a plot across the street, making it ideal for those wishing to have their own allotment as the property is sold with irrigation water rights. The building has a total built area of 250 m2.

Sale price 199.000,00 € plus costs.
Other costs related to this purchase are:
13.930,00 € Stamp duty at 7%
700,00 € Approximate Notary Office fees
498,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
214.128,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit this property please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is available upon request.

Approximate purchasing costs
Net price - €199,000
Purchase tax - €13,930

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Land registry - approx. - €498
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €16,900

Final Payment on completion - €179,100

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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