



Town House

3 bedrooms

2 bathrooms

 97 m²

 47 m²

EPC Consumption: D

EPC Emissions: C

REF: VHTH 2872

Mojacar

€195,000

Freehold 3 bed / 2 bath immaculate Village House in the picturesque Mojacar Village near the church square and within a short drive to the beach. The property is very quirky and has a private roof terrace offering 360° views.

The freehold plot has an area of 47,26 m² and all in all the property has a built area of 96,88 m² built on two levels comprised of living room / dining room and a wood burner fitted on the open fire place, disused wine cellar converted into a bedroom, then few steps up there is a kitchen with breakfast bar, and a double bedroom then a flight of stairs to the 2nd double bedroom with built in wardrobe, followed by a cloakroom, then few steps leading to a larger bathroom with a bath and a separate shower and an outside terrace with 12,50 m². From this terrace there is an external stairwell leading to a roof terrace with 360° views. The property is in a very charming village with traditional stoned paved street and within a short walking distance to everywhere in the village including all of its bars and restaurants, the medical centre, municipal lift and swimming pool. An early viewing is highly recommended. Virtual viewing available.

Approximate purchasing costs

Net price - €195,000

Purchase tax - €13,650

Land registry - approx. - €488

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €16,500

Final Payment on completion - €175,500

Approximate running costs

Yearly council rates (IBI) - €158.20

Quarterly rubbish collection - €51.04

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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