





### Villa

4 bedrooms

4 bathrooms

 210 m<sup>2</sup>

 1,000 m<sup>2</sup>

 Private

EPC Consumption: D

EPC Emissions: D

**REF: VHVL 2876**

## Vera Playa

**€375,000**

4 bed / 3.1/2 bath detached Villa with a built area of 209.76 mts2 set on a freehold plot of 1,000 mts2 with a large private swimming pool, car port, lots of terracing area and an easy to maintain garden. It offers gorgeous mountains views. It is within a short drive to Vera Town and the new train station for the fast speed AVE trains. The beaches of Mojácar Playa, Vera Playa and Garrucha are also a short drive away and the property is also close to several golf courses in the area.

This large home has a total built area of 209.76 mts2 distributed on two levels. The ground level is comprised of a large entrance hall, fully fitted and well-equipped kitchen, living room with a fun assisted wood burner and direct access to a covered terrace, a separate dining room also with access to a covered terrace, laundry area with a toilet, bathroom with a full bath, hallway, double bedroom with fitted wardrobe, a large office area with fitted storage area followed by a granite stairwell leading to the upper level. The 1st floor is comprised of landing, hallway, 2nd double bedroom with built in wardrobe, 3rd double bedroom with built in wardrobe and a Juliet balcony, bathroom with a shower, large store room, main bedroom with ensuite bathroom with a shower, built in wardrobe and Juliet balcony overlooking the garden and the pool area. The terrace at the upper level has 13.27 mts2. The property has plenty of natural light and all rooms have windows facing the outside.

Other features include a fully walled plot, car port with electric gates, BBQ area, easy to maintain garden, private swimming pool, double glazed windows, air conditioning, and so on.

This immaculately property is ideal for someone who is looking to move to the area permanently and start living in comfort from day one or would like to be indulged in a luxurious holiday home. For more information about the property please visit our office or contact us by phone or e-mail. Viewings strictly by appointment only. Virtual viewing is also available.

#### Approximate purchasing costs

Net price - €375,000

Purchase tax - €26,250

Land registry - approx. - €938

Notary fees - approx. - €1,125

Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €34,500

Final Payment on completion - €337,500

#### Approximate running costs

Yearly council rates (IBI) - €571.67

Quarterly rubbish collection - €51.40

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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