




Town House

5 bedrooms

2 bathrooms

 211 m<sup>2</sup>

 186 m<sup>2</sup>

**REF: VHTH 2940**

**Vera**

**€225,000**

Large 5 bed / 2 bath Townhouse House in the heart of Vera Town with a large garage. All in all, the property has 211 mts2 built on two levels and the property is comprised of 2 adjoining freehold plots totalling an area of 186 mts2. The house is accessed by the Calle Mayor (High Street) and garage is accessed by Calle Tintes around the corner. The property is distributed between two levels:

**GROUND FLOOR:** large porch, reception and from here there are a staircase leading to the upper floor and a hallway that leads to 2 bedrooms, a store room, a bathroom, a wooden beaming living and dining room with a lovely fireplace, kitchen, Andalucian style patio, 2nd bathroom, a 2nd patio, a large room with an open fire place and a garage.

**1ST FLOOR:** comprised of a wide lounge with 3 bedrooms and a large terrace.

The property is extremely well kept and the garage area is currently being used as a storeroom. A real opportunity for those looking to live in the middle of bustling town with all the amenities and services at their doorstep.

For more information or to book a viewing please visit our office or contact us by phone or e-mail. Virtual viewing is also available.

**Approximate purchasing costs**

Net price - €225,000  
Purchase tax - €15,750  
Land registry - approx. - €563  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €19,500  
Final Payment on completion - €202,500

**Approximate running costs**

Yearly council rates (IBI) - €256.59  
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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