





### Villa

3 bedrooms

2 bathrooms

 154 m<sup>2</sup>

 535 m<sup>2</sup>

EPC Consumption: E

EPC Emissions: E

**REF: VHVL 2983**

## Mojacar Playa

**€360,000**

3 bed & 2 bath bungalow style Villa in need of restauration set on a 535 mts2 freehold plot and 154 mts2 built in an established residential area within walking distance to amenities and the beach,

The property is comprised of a large, covered terrace, large entrance hall, large dining & living room with direct access to the covered southeastern terrace, kitchen with larder and also direct access to the covered southeastern terrace, hallway, 3 bedrooms and 2 bathrooms. As well as the front and back covered terraces there also a build in BBQ, stairwell with access to the roof terrace offering 360° views, and a lock up garage. The rest of the plot planted with overgrown plants and shrubs. It has plenty of space for the building of a private swimming pool subject to planning permission.

This is an ideal property for someone who wants to purchase a Villa in a residential sough-after are of Mojacar Playa close to everywhere and upgrade it in their own taste and style. The property is sold at knocked down price of 360.000 Euros and as seen.

Fo more information or to book a viewing appointment please visit our office or contact us by phone or e-mail.

#### Approximate purchasing costs

Net price - €360,000  
Purchase tax - €25,200  
Land registry - approx. - €900  
Notary fees - approx. - €1,080  
Conveyancing - approx. - €1,500

#### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €33,000  
Final Payment on completion - €324,000

#### Approximate running costs

Yearly council rates (IBI) - €493.60  
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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