

Country House
2 bedrooms
One bathroom
88 m²
2,114 m²

REF: VHCT 3012

Los Gallardos

€108,000

Great opportunity to purchase a traditional Spanish Cortijo with 88 mts2 built in need of total restauration. The property has 5 rooms in total. The plot size where the Cortijo is built has 690 mts2 and there are two further rustic plots nearby which is being sold with the property, the smaller plot measures 164 mts2 and the larger one 1.260 mts2. In total the 3 plots measure 2.114 mts2. The property is being sold as seen and is only suitable for someone looking for a project. It has good access and the coast is a mere 20 minutes' drive.

Price: 108.000,00 Euros plus costs.
Other costs related to this purchase are:
7.560,00 € Stamp duty at 7%
700,00 € Approximate Notary Office fees
270,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
116.530,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on the professional 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 to the site 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 - €108,000
Purchase tax - €7,560
Land registry - approx. - €270
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €7,800
Final Payment on completion - €97,200

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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