




Country House

2 bedrooms

One bathroom

 88 m<sup>2</sup>

 2,114 m<sup>2</sup>

**REF: VHCT 3012**

## Los Gallardos

**€108,000**

Great opportunity to purchase a traditional Spanish Cortijo with 88 mts<sup>2</sup> built in need of total restoration. The property has 5 rooms in total. The plot size where the Cortijo is built has 690 mts<sup>2</sup> and there are two further rustic plots nearby which is being sold with the property, the smaller plot measures 164 mts<sup>2</sup> and the larger one 1.260 mts<sup>2</sup>. In total the 3 plots measure 2.114 mts<sup>2</sup>. 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 of the land: 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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