

Villa
6 bedrooms
2 bathrooms
165 m²
504 m²
EPC Consumption: E
EPC Emissions: E

REF: VHVL 3022

Los Gallardos

€250,000

Large 6 bed / 2 bath semi detached Villa in the centre of Los Gallardos and only 10 minutes drive to Mojacar Playa.

All in all, this large Villa has a build area of 165.40 mts2 distributed on two levels. The ground floor is comprised of Porche, followed by reception, 2 symmetric double bedrooms with large windows to the front, hallway, 1 double bedroom facing the garden, lounge / dining room also facing the garden, bathroom, kitchen with a door to the side of the property and a pantry. Upstairs is comprised of a reception with French window into a large terrace, 3 double bedrooms with large French windows to their balconies to the front, 1 bathroom. The property also benefits from a large garden. The double gate on the left-hand side of the property is wide enough for a small car to pass through. The freehold plot is approximately 503.50 mts2.

A great opportunity for those looking to live or holiday in this thriving and typical Spanish Village with all facilities including a medical centre and pharmacy, school, weekly market, town hall and so on.

The asking price for the property is 250.000,00 Euros plus costs.
Other costs related to this purchase are:
17.500,00 € Stamp duty at 7%
750,00 € Approximate Notary Office fees
625,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
268.875,00 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who 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 this this wonderful apartment please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail.

Approximate purchasing costs
Net price - €250,000

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Purchase tax - €17,500
Land registry - approx. - €625
Notary fees - approx. - €750
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000

Remainder of deposit to 10% - €22,000
Final Payment on completion - €225,000

Approximate running costs
Yearly council rates (IBI) - €447.37

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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