



Villa

3 bedrooms

3 bathrooms

 527 m²

 9,035 m²

 Private

EPC Consumption: E

EPC Emissions: E

REF: VHVL 3024

Mojacar

€690,000

Lovely large 3 bed / 2.1/2 bath Villa with a large private swimming pool set on a freehold plot of 9.035 mts². Stables for 8 horses, paddock and outbuildings are also part of the freehold property set in the idyllic and sought-after area of Huerta de Abajo in Mojácar, only a few minutes' drive to the sea.

All in all, The Villa has a build area 266 mts², set on two levels. The ground floor is comprised of an enclosed porch, entrance hall, split level dining room and sitting room with double height ceiling, cloakroom with a toilet for guests, fully fitted and well-equipped kitchen with a separate utility area, 2nd sitting room, 2 large double bedrooms and a large family bathroom. The upper level is comprised of a main bedroom with ensuite bathroom with a (bath as well as shower), dressing area and an office / seating area. The south facing private self-cleaning pebble pool has a surface area of 60.00 mts² and adjacent to the pool there is a bar and seating area that is sheltered with by a retractable awning to provide shade when needed. The rest remaining of the areas around the pool decking are used for entertaining and sunbathing terraces. Elsewhere in the plot there is a 131 mts² built stable with capacity for 8 horses as well as 3 more outbuildings for storage, car park and pool equipment with an additional area of 130.10 mts² and a paddock for the horses. The property also benefits from several other terracing areas, barbecue, etc. as well as an area to park several cars.

All in all, a characterful property with a high ceiling, fitted with double glazed windows, ceiling fans, central heating, partially partial air-conditioning, built-in wardrobes in all bedrooms, awnings, etc. The property can be used as a main family home for someone who is looking to live in an idyllic area in on the outskirts of Mojacar yet around the corner from the sea. It could also appeal to those looking from a comfortable second home. The property benefits from mains water and electricity as well as internet services which makes it ideal for those looking to work from home from a paradise. There are also 16 solar panels installed at on the roof of the Villa and therefore although the property has mains electricity, most of its electricity consumptions originates from a free and renewable source reducing the property's carbon foot printing. From The different levels of the freehold plot the property benefits from several various terraces providing shade or sun as needed with the extra advantage of enjoying the tranquillity afforded to the area as well as the far-reaching country views and all the local fauna and flora.

This large villa is comfortable inside and outside which makes it ideal also not just for living in full-time or holidaying but also for entertaining. Those looking for privacy couldn't find a property more secluded

than this Villa and yet while being a short drive both to the beach and the Village.

The asking price for the property is 690.000,00 Euros plus costs.

Other costs related to this purchase are:

48.300,00 € Stamp duty at 7%

2.070,00 € Approximate Notary Office fees

1.725,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

742.095,00 € 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 property 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 - €690,000

Purchase tax - €48,300

Land registry - approx. - €1,725

Notary fees - approx. - €2,070

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €66,000

Final Payment on completion - €621,000

Approximate running costs

Yearly council rates (IBI) - €767.41

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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