



Village House

2 bedrooms

One bathroom

 118 m²

 70 m²

EPC Consumption: E

EPC Emissions: E

REF: VHVH 3040

Lubrin

€69,950

Charming Village house in the hamlet of La Fuebranquilla, Lubrin with a built area of 118.14 mts2 set on a freehold plot of 70.08 mts2.

All in all, the property is comprised of a ground floor with a built area of 70.08 mts2 distributed between a large lounge living and seating room with pre-installation for an open fire / wood burner, a large fully fitted kitchen / dinner and a bathroom; the upstairs area has a built area of 48.06 mts2 and is comprised of a landing and two double bedrooms. At this level there is also a 21.21 mts2 terrace.

The hamlet of La Fuebranquilla is part of the large town of Lubrin, a municipality of Almería province in the eastern foothills of the Sierra de los Filabres with a population of around 1,400 inhabitants and an extension of 138 km2 (53 square miles), set at 510 meters above sea level (1,670 ft), and borders the towns of Albánchez, Antas, Uleila del Campo and Bédar. Lubrin and its various hamlets, La Fuebranquilla included, are popular choices particularly by those who are lovers of rural tourism looking to purchase a property in an area that is relatively inexpensive and that offers the typical narrow, steep Andalusian streets flanked with whitewashed houses adorned with flowers whilst being a relatively short drive to the coast. If this property appeals to you then you should book a view without delay.

Price and costs breakdown:

69.950,00 Euros plus costs.

Other costs related to this purchase are:

4.896.50 € Stamp duty at 7%

700,00 € Approximate Notary Office fees

175,00 € Approximate Land Registry Office fees

0,00 € Estate agency fees payable by purchasers

75.721,50 € 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 gem 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 also available!

Approximate purchasing costs

Net price - €69,950
Purchase tax - €4,897
Land registry - approx. - €175
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €3,995
Final Payment on completion - €62,955

Approximate running costs

Yearly council rates (IBI) - €115.76
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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