

Country House
2 bedrooms
2 bathrooms
175 m²
1.0641 hectares

REF: VHCT 3049

Bedar

€199,000

Cortijo dated from the 70´s with 134.94 mts2 built area with an AFO already in place and in need of restoration and a separate recently built 40 mts2 storeroom built with the respective building licence. The constructions are set on an idyllic freehold plot of 10.641 mts2 with its own drive, several fruit trees and benefiting from agricultural and mains potable water as well as mains electricity, located next door to the fountain at the bottom of the Village of Bédar with gorgeous mountain views and distant coastal views.

This magnificent and unique site would make and ideal family home or holiday retreat to someone looking to experience nature without necessary being out in the sticks. The property is accessed by a double gate and via its own driveway and is within a short walking distance to the heart of the charming and thriving Village of Bedar where all the services and amenities are readily available. Those with an agricultural mind and a wish to work the land, the property benefits from agricultural water for its fertile land. Mains potable water and mains electricity are already installed at the property, and it also benefits from all urban services available in the Village. An excellent opportunity not to be missed!
The property is being sold as seen for a reasonable asking price of 199.000 € plus costs
Other costs related to this purchase are:
13.930,00 € Stamp Duty at 7%
700,00 € Approximate Notary Office fees
498,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
214.128,00 € 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 further information or to book an appointment to visit the property or any other properties on our website 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 - €199,000

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Purchase tax - €13,930
Land registry - approx. - €498
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000

Remainder of deposit to 10% - €16,900
Final Payment on completion - €179,100

Approximate running costs
Yearly council rates (IBI) - €186.12

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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