

Villa
5 bedrooms
3 bathrooms
402 m²
400 m²

REF: VHVL 3059

Los Gallardos

€360,000

Well-appointed 5 bed / 3 bath Villa set on a freehold plot of 400 mts2 with underground parking for several cars and plenty of storage space. The plot has plenty of space for a swimming pool and is set in one of the most sought-after roads right in the heart of the Village of Los Gallardos, 10 minutes' drive to Mojácar Playa, easy access to A7-E15.

All in all, this large Villa has a build area of 401.69 mts2 distributed on two levels plus the basement. The ground floor is comprised of Front and back Porche, large reception area, double bedroom with en suite bathroom with walking-in shower, enormous dining and living room, 2nd double bedroom, bathroom with walking-in shower, large kitchen, utility room, and patio; The upper level is comprised of a landing and tree doble bedroom and a large family bathroom as well as roof terrace; the basement is open plan with space to park several cars and can also serve as storage area. The garden at the back has an orchid of citrus trees and a large part without trees or plants which is ideal for a swimming pool.

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

The asking price for the property is 360.000,00 Euros plus costs.
Other costs related to this purchase are:
25.200,00 € Stamp duty at 7%
1.080,00 € Approximate Notary Office fees
900,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
387.180,00 € 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 Villa 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!

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Approximate purchasing costs
Net price - €360,000
Purchase tax - €25,200
Land registry - approx. - €900
Notary fees - approx. - €1,080
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €33,000
Final Payment on completion - €324,000

Approximate running costs
Yearly council rates (IBI) - €457.22
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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