



Reference: **R3255553** Location: **Arroyo de la Miel**

Description: Detached 3 bedroom villa with sea views, distributed all on one level, located in the very sought after urbanisation of Veracruz, close to shops, supermarkets, and restaurants. Three good size bedrooms, all equipped with air conditioning, 2 separate bathrooms, independent fully equipped kitchen and lovely lounge/dining area with fireplace, sea views and direct access to ample sunny terrace also enjoying fabulous views to sea. Below the house is a garage for one car and separate storeroom. This property also offers a swimming pool with all day sun and charming outdoor bar with dining area and barbecue area. Great price for this detached low maintenance and energy efficient property (equipped with solar panels for hot water), ideal for permanent living or as a holiday home. Viewings highly recommended!  
 DEED: Built Area 108.80m<sup>2</sup> plus basement build area of 35.57m<sup>2</sup>, Plots area of 400m<sup>2</sup>. Year of Build: 1981, Aprox fees IBI :1073€ per year - Basura 172€ per year - No Community Payments  
 CEE: Energy Consumption Rating D (115 kWh/m<sup>2</sup>/year) CO<sub>2</sub> Emissions Rating D (20 kgCO<sub>2</sub>/m<sup>2</sup>/year).  
 El precio no incluye gastos ni tributos. Los gastos adicionales al precio por parte del comprador son: I.T.P. Impuesto Sobre Transmisiones (8% hasta 400.000€, 9% entre 400.000 y 700.000€ y 10% a partir de 700.000€) y A.J.D. Actos Jurídicos Documentados 1,5% sobre el precio de la compra, gastos de inscripción en el registro y notaría. Usted tiene a su disposición una copia de la correspondiente ficha informativa de esta propiedad según Decreto 218/2005 de 11 de octubre.

Type:	Detached Villa	Beds:	3	Baths:	2
Build Size:	144 m <sup>2</sup>	Terrace:	27 m <sup>2</sup>	Garden/Plot:	400 m <sup>2</sup>
Price:	<b>€ 399,000</b>				
IBI Fees:	€ 1,073 / year				
Setting:	Town, Close To Shops, Close To Town, Close To Schools, Urbanisation				
Pool:	Private				
Climate Control:	Air Conditioning, Hot A/C, Fireplace				
Views:	Sea				
Features:	Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, ADSL / WIFI, Storage Room, Barbeque				
Kitchen:	Fully Fitted				
Garden:	Private, Easy Maintenance				
Parking:	Garage, Covered, Private				
Category:	Resale				



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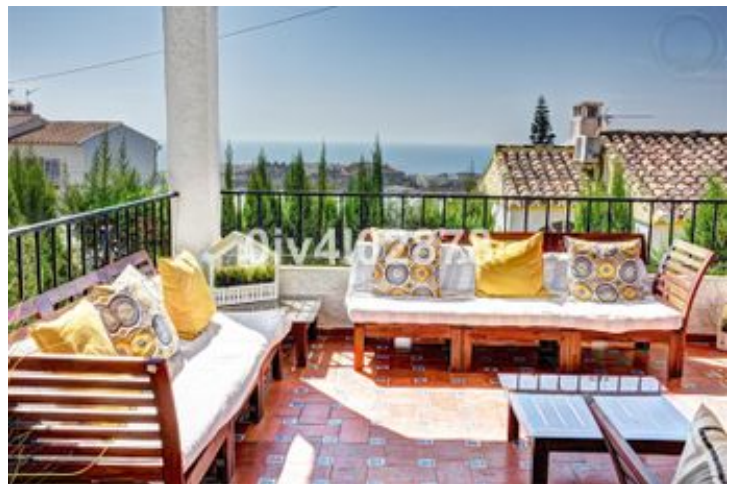
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