

## 3 Bedroom Villa for Sale in Huercal-Overa

196,000€



HIGH QUALITY - OFF PLAN - 3 bedroom, 2 bath villa of 118.45m2 on a plot of approx 500m2 with a choice of 4 plots to choose from located in a small hamlet just 10 minutes drive to Huercal-overa town where you will find all amenities such as the AWARD WINNING HOSPITAL, bars, shops, restuarants, doctors and much more..

There are approx 4/5 villas already built out of the small development, located in the small spanish hamlet.

The villa will be built to a high standard using quality materials, the gardens will be walled and gated. From a 17.6m2 covered porch, the front door will open into a spacious 41.29m2 open plan living room / dining room and kitchen - The villa can be built with a separate kitchen if preferred. The kitchen will be fully fitted including white goods, and a door from the kitchen will lead out to the garden with a covered utility area. The lounge / dining area area has a feature fireplace. Patio doors leading out to the covered porch.

Leading from the living area you will find a hallway giving access to the bedrooms and bathrooms. The master bedroom of 12.54m2 will benefit from an ensuite shower room, and there will be two further double bedrooms, one of 12.02m2 and the other of 11.29m2, all with fitted wardrobes, and a separate shower room.

An 8x4m swimming pool can be installed at an additional price of 18.000 Euros + IVA, and it will also be possible to have a garage built, either integral or detached The price for a garage would depend on the size ect.

The purchase tax on an off plan villa and stamp duty total approximately 11.5% of the purchase price.

- **3 Bedrooms**
- **2 Bathrooms**
- **118m<sup>2</sup> Build size**
- **500m<sup>2</sup> Plot size**
- **Swimming pool**