

# GA-HOMEFINDERS

## Gran Alacant (Montefaro)

**GA0007****4****3****244****132****€235,000**

### Details

Part furnished semi detached villa situated in a plot of 244 m2. It has 4 bedrooms and 3 bathrooms (two of which have been renewed). On the ground floor there is a living room with fireplace which has direct access to a very spacious terrace overlooking the garden, a new modern kitchen leading to an outside conservatory, three bedrooms which have built in wardrobes and two bathrooms. Upstairs there is a bedroom with en suite bathroom and a solarium. Solar powered boiler with a capacity of 200L, new UPVC windows. Perfect conditions, The house is located in the upper part of Gran Alacant in a gated urbanisation with swimming pools, tennis and football courts and community meeting facilities. ... [ask for more details!]

### Features

Solarium, Community Pool, Fully Furnished, White Goods

*Particulars for guidance only | Publicidad sin valor contractual | Energy: In process*



## **PURCHASE COSTS (€)**

Price	€235,000
Tax (10%)	€23,500
<b>Subtotal</b>	<b>€258,500</b>
Notary (apx.)	€700
Land registry (apx.)	€350
Change of utility contracts	€200
Administrative and legal assistance (apx.)	€850
<b>Total estimated purchase costs</b>	<b>€2,100 (Apx.)</b>

## **ANNUAL OPERATING EXPENSES (€)**

Tax for non residents (apx.)	€300
Property tax (IBI)	€428 per year
Community costs (apx.)	€870 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,898 (Apx.)</b>

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