

# GA-HOMEFINDERS

## Gran Alacant (Montefaro)

**GA0192****4****3****250****126****€280,000**

### Details

Detached villa with 4 bedrooms and 3 bathrooms, Completely furnished and with kitchen appliances, Independent good size kitchen, Utility room, Air conditioning ( hot and cold ), Fireplace, Built in wardrobes in every bedroom, Ceiling fans, Balcony, Shutters on every window, Solarium with lovely views, Big garden, Lovely views, Communal swimming pool, 2 communal tennis courts, Property situated on the end of the urbanisation overlooking the campo, Enclosed well maintained quiet urbanisation, Situated in the upper part of Gran Alacant within walking distance from the shops bars restaurants health centre and local bus and train stop, Only a few kilometres away from Alicante / Elche ... [ask for more details!]

### Features

Solarium, Community Pool, Fully Furnished, Heating, White Goods

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



## **PURCHASE COSTS (€)**

Price	€280,000
Tax (10%)	€28,000
<b>Subtotal</b>	<b>€308,000</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)	€280 per year
Community costs (apx.)	€760 per year
Insurance (apx.)	€250
Rubbish collection (apx.)	€50
<b>Annual estimated operating expenses</b>	<b>€1,640 (Apx.)</b>

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