

## house for sale Castrillo De Murcia, Odra-Pisuerga



The Duplexes have three bedrooms, three bathrooms, a private solarium and swimming pool. The homes are distributed over two levels, making optimal use of the plots. On the ground floor, there is a spacious and bright living room with an open plan kitchen, a double bedroom with fitted wardrobes and a bathroom. In addition, from the living room you can access the terrace and the private pool. On the first floor, there are two double bedrooms with fitted wardrobes and two bathrooms, one of which is en-suite with the master bedroom. From the master bedroom there is access to a balcony of approximately 11 square meters, ideal for enjoying the breeze of Santiago de la Ribera. Finally, going up the stairs, you access a spacious and sunny solarium of approximately 35 square meters, where you can install a summer kitchen, a jacuzzi or turn it into a relaxation area. They have an exceptional location. They are a one-minute walk from the beaches of the Mar Menor and a short walk from the beaches of the Mar Menor. which attract many tourists every year in search of relaxation and leisure. Thanks to its excellent location, it is easy to access nearby cities such as Cartagena, Murcia and Orihuela Costa. Santiago de la Ribera also offers a wide range of hotels, restaurants and rich local cuisine, as well as numerous services, making it a popular destination on the Costa Calida. Feel free to call us to visit.~~~~~The published price refers exclusively to the property and does not include taxes or costs arising from the purchase, which shall be borne by the purchaser, unless otherwise required by mandatory legal provisions or expressly agreed otherwise.~In the case of new-build properties or those arising from property developments, the applicable taxes shall generally be the Value Added Tax (VAT) at a rate of 10% of the purchase price, as well as the Stamp Duty (AJD), in accordance with the rate in force in the Region of Murcia at the time the tax becomes chargeable.~Likewise, the purchaser shall bear the costs of the public deed before a notary, registration in the Land Registry, and, where applicable, management fees. Notarial and registry fees shall be determined in accordance with the official tariffs established by Royal Decree 1426/1989 of 17 November and Royal Decree 1427/1989 of 17 November, respectively.~Management fees, where applicable, are indicative and may range between €300 and €400 (VAT included), unless otherwise agreed.~Real estate agency fees: as a general rule, these shall be borne by the developer or seller, unless otherwise expressly agreed, in accordance with applicable consumer and contractual regulations.~The information provided is for informational and guidance purposes only and is non-binding. It may be subject to changes due to technical, legal or commercial reasons, as well as price, availability or condition variations, without any liability within the limits permitted by law.~This information does not constitute a binding offer or contractual commitment. The definitive

terms shall be those set out in the corresponding purchase contract or equivalent contractual document.~Surface areas, layouts, specifications, plans and images are for guidance only and may be subject to variations during construction due to technical adjustments or project modifications.~Prospective purchasers are advised to review the official project documentation and obtain independent professional advice (legal, tax or technical) before making any purchasing decision.~

## property details

Spanish state id:	<b>6229432</b>
reference::	<b>VIMGSR002</b>
close to/ located:	<b>Castrillo De Murcia</b>
region:	<b>Odra-Pisuerga</b>
property type:	<b>house</b>
rooms:	<b>3</b>
property surface:	<b>113 m2</b>
surface plot:	<b>116 m2</b>
price:	<b>€ 425.000</b>

## contact

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