

## house for sale Son Servera, Llevant



This terraced house is located in a quiet, family-oriented community in an attractive coastal location, offering a solid foundation with potential for individual customization.~The entrance is slightly elevated and accessible via a half-flight of stairs. The open-plan living area with clear zoning makes the rooms feel spacious and bright. The open kitchen is visually separated from the living space by a breakfast bar. A dining area and a separate lounge area provide a functional layout. Large terrace doors allow plenty of natural light and lead directly to the sunny terrace with a small adjoining garden.~On this level, there is a modernized bathroom with shower.~In the basement, there are two bedrooms, one of which is currently used as storage. Additionally, there is a second bathroom with a bathtub.~The property is in good condition and offers potential for minor renovations, allowing it to be adapted to personal preferences. An attractive opportunity for both owner-occupiers and as a holiday home near the coast.~~Additional information:~I.B.I.: €251.58; waste collection fees: €141.68; community fees: €0.00; water: €182.00 / all amounts are per year and may be adjusted annually.~~Legal Notice:~The sale price of the property includes the real estate agency commission, which will be paid in full by the seller.~This price does not include the Property Transfer Tax (ITP), the applicable rate of which depends on the purchase price in accordance with the following current scale: Up to €400,000 8%~Notary and Land Registry fees are also not included. These are estimated at approximately 2% of the purchase price and must be paid upon signing the corresponding public deed.~The applicable tax percentage is calculated on the final price stated in the public deed and may vary depending on possible tax benefits, subsidies, the age of the buyer, or other personal circumstances of the taxpayer.~All information is based on data provided by the owner or client. No responsibility is assumed for the accuracy, completeness, or validity of this information. Changes, errors or omissions, and prior sale are reserved.~This brochure does not constitute a contractual offer but is provided for informational purposes only. Only the agreements contained in the public deed of sale shall be legally binding. Floor plans, measurements, and graphic representations included in this document are for guidance only and may differ from the actual construction.~Registry ROAIIB – GOIBE739576/2024~~~

### property details

Spanishestate

6379349

### contact

real estate agent: **Grupdirect**

id:  
reference:: **101-BL100**  
close to/ located: **Son Servera**  
region: **Llevant**  
property type: **house**  
rooms: **2**  
property surface: **97 m2**  
surface plot: **135 m2**  
price: **€ 278.000**

name: **not available**  
spreekt: **not available**  
telefoon: **+34971722722**