

## villa for sale La Manga Del Mar Menor, Campo De Cartagena



~This excellent villa with 3 spacious bedrooms and 2 full bathrooms offers new owners the perfect opportunity to furnish and design to their liking, turning this beachfront beauty into their dream home.~Located in the prime Urb. La Veneziola in La Manga del Mar Menor, with a private mooring linked through a canal system with direct access to the sea, it also has immediate connections to the golf course and is just meters from the beach, bars, popular restaurants in the area such as 1975, and Pieter's School, to name just a few.~Its spacious 465.32 m2 construction consists of a large living room with an open central fireplace, a separate kitchen and dining area, and a large pantry/laundry room.~A 239 m2 garage/basement offers great potential for a gym, games room, wine cellar, or similar.~A private pool (4.5 m x 9 m) with a lowmaintenance garden. It boasts a substantial 1,361 m2 plot, two spacious terraces, and a rooftop solarium with magnificent views of the "two seas": the Mediterranean and the Mar Menor. Please contact us for more information.~The published price corresponds exclusively to the property and does not include taxes or expenses arising from the sale transaction, which shall be borne by the purchaser, unless otherwise required by mandatory law or expressly agreed otherwise.~Such expenses include, by way of example and without limitation, the Property Transfer Tax (ITP) or, where applicable, Value Added Tax (VAT) and Stamp Duty (AJD), as well as notary fees, land registry fees, administrative management fees, and, where applicable, real estate agency fees.~In the case of transfers subject to ITP, the applicable rate in the Valencian Community at the time the tax becomes due shall apply. Generally, this rate is 10% (€78,000), without prejudice to the possible application of reduced rates (8%, 6%, 4%, or 3%) where applicable under regional regulations and depending on the purchaser's personal circumstances or the characteristics of the property. The taxable base shall be the higher of the declared purchase price and the cadastral reference value determined in accordance with current tax regulations.~Notary and land registry fees shall be determined in accordance with the official tariffs established respectively by Royal Decree 1426/1989 of 17 November and Royal Decree 1427/1989 of 17 November. Where applicable, administrative management fees may range approximately between €300 and €400, VAT included, depending on the scope of the services actually contracted.

~~Real estate agency fees: as a general rule and unless otherwise agreed, these shall be borne by the seller in accordance with the terms agreed in each transaction and the applicable regulations.~~The information provided is for informational and guidance purposes only and is noncontractual. It may contain errors, price or condition changes, or withdrawal of the property without prior notice, without legal liability.~~This does not constitute a binding offer or contractual commitment.~~The characteristics of the property are approximate and may not coincide with the registered, cadastral, or technical reality.~~Official verification and independent professional advice are recommended before making any decision.

## property details

Spanishstate id:	<b>6381617</b>
reference::	<b>VIUGVEGOLF</b>
close to/ located:	<b>La Manga Del Mar Menor</b>
region:	<b>Campo De Cartagena</b>
property type:	<b>villa</b>
rooms:	<b>3</b>
property surface:	<b>465 m2</b>
surface plot:	<b>1361 m2</b>
price:	<b>€ 780.000</b>

## contact

real estate agent:	<b>Grupo Economicasa</b>
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