

SPANISHESTATE

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villa for sale Mogán, Área Sur



The property is located in the upper part of the "old" Tauro, in very quiet surroundings. Walking distance to the supermarket "Spar", the restaurant in Tauro and the golf course.~ ~The Amadores is very close, its possible to walk there, but most people would probably prefer another form of transport. (The property has a garage). It is also planned a luxury marina just below Tauro village with beach and restaurants etc.~ ~ The house consists of:~Large roof terrace~ ~On the second floor there are 3 bedrooms, 2 with double beds and nightstands and 1 with a bunk bed. Built in closets. Windows for maximum ventilation. The master bedroom has its own bathroom, which has a brownish colour with a modern white contrast. It is very spacious and consists of a shower, double sink etc. The toilet and bidet in a separate enclosure. The second bathroom is for the other bedrooms and is tiled in shades of gray and offers a special spacious shower and double sink and toilet. From the hallway you have access to a balcony.~ ~There is an internal staircase in wood (with steel-and timber guardrails) down to the main floor.~ ~The living room is "surrounded" by glass doors/window and makes it bright and beautiful inside. You have several direct exits to the well-maintained garden and terraces. Beside the living room you find the kitchen. It is completely separated from the living room and the dining room. The kitchen is fully equipped with all appliances, including, built-in dishwasher, vitro ceramic hob, fan, fridge with freezer compartment, microwave (the last appliances in steel). The closets in the kitchen are glossy white. ~ ~Nice guest toilet accessible from the living room / kitchen / entrance.~ ~On this level you have a beautiful and well-kept garden outside, partly tiled, partly covered with artificial grass. The garden goes all around the house and the property is completely separated from other houses. There is a private swimming pool in the garden with a protective cover (when not in use). The pool has its own heat pump which kicks in if the water drops below 27 /28 degrees.~ ~In the basement there is a lot of space that is distributed as follows:~Leisure room with billiard table. 2 very spacious bedrooms with two bathrooms, one en suite and the second with access from the bedroom and the leisure room. It also has two rooms for the hot water tank and laundry. Furthermore you have a private garage for one car.~ ~(The basement is actually registered as a "garage." There are additional square meters built on this floor and the rooms have been decorated as bedrooms etc and are not registered in the deed. According to the land registry there are 187.94 m2 built and 162.16 m2 useful. In reality there are much more as the basement doesn't count.)~ ~ The house is constructed in high quality material in 2007 and is of the newer structures in this part of Tauro. It was completely refurbished 2022.~ Aluminum window and doors (maintenance-free). Blinds.~ Air conditioning in 2 of the bedrooms upstairs and the living room downstairs.~ ~The property is sold as is. The floor plan and its measurements may not be exact. The Selling price does not include costs. Taxes

and other expenses arising from the sale are the responsibility of the buyer. The property is subject to Transfer Tax (6.5% in general). The taxable base will be the highest of: 1) the sale price, 2) the appraisal value, or 3) the cadastral reference value. Costs: Notary and Land Registry fees range from approximately 0.3% to 0.8%, depending on the rates, and document management. Financing: Mortgage, bank, and appraisal expenses will be the responsibility of the buyer, according to their needs and choice. The real estate agency fees will be paid by the seller. The transaction and terms of sale are subject to the seller's express acceptance. Do not hesitate to contact us for more info and legally required documentation. This listing is subject to errors, changes, omissions, and/or withdrawal from

property details

Spanishestate **6233921**
id:
reference:: **V798A**
close to/ located: **Mogán**
region: **Área Sur**
property type: **villa**
rooms: **5**
property surface: **216 m2**
surface plot: **305 m2**
price: **€ 975.000**

contact

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