

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 floor plan document and its measurements might be inaccurate. For illustrative purposes only.~ ~Purchase costs are not

included in the property price. These are: Transfer tax of 6,5% of the purchase price for second hand properties or taxes of 8% of the purchase price for first hand properties. In addition to this, the buyer must pay notary, registry and lawyers fees. On an average basis the purchase costs are calculated to be between 8-10% of the price for second hand purchases and between 10-12% on first hand purchases. It can be a little more if the purchase price is low or if the buyer chooses to purchase with a Spanish bank mortgage. However, the buyer will receive a detailed overview over the purchase costs for the property she/he wants to buy.~~The property is sold as is.~~The property information is subject to errors and omissions and /or withdrawal without notice.~

property details

Spanishestate id: **6233921**
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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