

Village House
2 bedrooms
One bathroom
118 m²
70 m²

REF: MV 3278

Lubrin

€69,950

Charming Village house in the hamlet of La Fuembranquilla, Lubrin with a built area of approx. 93.91 mts2 set on a freehold plot of 61.91 mts2.

All in all, the property is distributed between a large lounge living and seating room with pre-installation for an open fire / wood burner, a large fully fitted kitchen / dinner and a bathroom on the ground floor; the upstairs area is comprised of a landing, two double bedrooms and a terrace.

The hamlet of La Fuembranquilla is part of the large town of Lubrin, a municipality of Almería province in the eastern foothills of the Sierra de los Filabres with a population of around 1,400 inhabitants and an extension of 138 km2 (53 square miles), set at 510 meters above sea level (1,670 ft), and borders the towns of Albánchez, Antas, Uleila del Campo and Bédar. Lubrin and its various hamlets, La Fuembranquila included, are popular choices particularly by those who are lovers of rural tourism looking to purchase a property in an area that is relatively inexpensive and that offers the typical narrow, steep Andalusian streets flanked with whitewashed houses adorned with flowers whilst being a relatively short drive to the coast. If this property appeals to you then you should book a view without delay.

Price and costs breakdown:
69.950,00 Euros plus costs.
Other costs related to this purchase are:
4.896.50 € Stamp duty at 7%
700,00 € Approximate Notary Office fees
175,00 € Approximate Land Registry Office fees
0,00 € Estate agency fees payable by purchasers
75.721,50 € Approx. total cost including tax and other costs*

*Legal fee payable by the purchasers are not included as the fee will depend on who they eventually contract to represent them. Please note that the exact tax amount may vary depending on the buyer's personal circumstances.

For more details or to book a viewing to visit this this gem please visit our office on the 2nd floor of Parque Comercial in Mojacar Playa or contact us by phone or e-mail. Virtual viewing is also available!

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