

Ref: 2796

EXCLUSIVE



**Tías** 4  3  **Built:** 420 sq m **Plot:** 1300 sq m

Stunning 4 bedroom south facing detached villa set on a plot of 1300m2 in a peaceful area in Tías. The property has fantastic private outside space with heated pool and dining area with BBQ. The property is set on 3 levels. The entry level of this property consists of a lounge, a dining room, a fully fitted kitchen, utility room, 2 bedrooms, with built-in wardrobes, and 2 bathrooms(1 ensuite). The top level of the property has 2 bedrooms, one currently being used as an office and 1 bathroom. It also has air conditioning. The basement level boasts a garage and huge space with potential to make this into another living space or independent to the main house. There is also a gated private driveway. Call us today and schedule a viewing!

**Price:** **650.000€**

Public Notary Fee: €1000

Land Registry Fee: €800

Government transfer tax at 6.5%:

Annual Property Rates: €577

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