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Terraced Townhouse

Cuevas De San Marcos



Rooms: 4

Bathrooms: 2

M²: 194

Price: 137,000 €

Status: Sale

Property Type: Terraced Townhouse

Reference: R5343862

Publish date: 01.06.26

Overview:???? Space, Comfort, and Views! Large Townhouse with Garage and Fireplace in Cuevas de San Marcos Looking for a home where space is never an issue? We present this magnificent townhouse, ready to move into, located in a quiet residential area of Cuevas de San Marcos. A property that stands out for its versatility and spacious rooms. Layout designed for your comfort: • Ground Floor (Street level): The jewel in the crown. It features a large garage, a practical storage room, and a cozy multipurpose room with a wood-burning fireplace, ideal for family gatherings, celebrations, play areas, etc. • First Floor (Separate entrance): Upon entering, to the right of the hallway, you are greeted by a bright living-dining room with access to a private terrace. This floor includes a bedroom, a bathroom with a shower, and a spacious eat-in kitchen with a dining table that connects to a covered terrace and a separate laundry area. • First Floor (Separate entrance): • Upper Floor: Relaxation area comprising a hallway leading to 3 spacious double bedrooms, a generously sized main bathroom, and a practical

dressing room for organizing all your clothes. ????□ Features and Extras: • Heating throughout the house, guaranteeing maximum comfort during the winter months. • Dual access (house and garage separate). • Recreational spaces (terraces and a multipurpose room with a fireplace). • Excellent condition and abundant natural light. ???? Location: Situated in a very quiet residential area, with easy parking and close to all the amenities the town offers. Don\'t miss the opportunity to visit! It\'s the perfect house for those seeking spaciousness and quality of life in the heart of the Subbética region. Legal Note: The Abbreviated Information Document is available upon request. Estimated expenses to be borne by the buyer: The purchase is subject to Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer\'s personal circumstances. The costs of the public deed and registration in the Land Registry are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). An indicative estimate is between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (if contracted voluntarily, fees are negotiable): Estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is the responsibility of the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €14.500 (+10%). This estimate is indicative and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are the responsibility of the seller. ARV

Features:

None