

## Таунхаус

Cuevas Bajas



Комнат: 4

Ванных: 1

М<sup>2</sup>: 136

Цена: 90 000 €

Статус: Продажа

Тип недвижимости:  
Таунхаус

Референция: R5075734

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Описание:????What if your childhood summer could last all year round? ????□ Some houses are bought with your head, but others capture your heart. This property in Cuevas Bajas is one of the latter. It's not just a set of walls; it's a blank canvas with a soul, waiting for you to arrive with your brushes and paint the memories of the next thirty years. If you close your eyes as you cross its threshold, you can almost hear the echo of family laughter, the smell of morning coffee, and that wonderful sense of peace that can only be found in village life. ????□ A refuge to embrace your loved ones Here, space isn't a problem; it's an invitation to share. With four spacious bedrooms, there's a corner for every member of the family. And thinking about the future and everyday comfort, one of them is located on the ground floor, next to a full bathroom. It's that traditional, intelligent, and generous layout that makes life easier. ???? The Heart of the House: Two Patios Under the Open Sky The true treasure of this home is hidden at the back. Imagine this: The first patio: An intimate and private corner that connects to a two-story outbuilding

(ideal for your laundry room, that creative workshop you've always dreamed of, or the children's playroom). The second patio, also on two levels: Crowned by natural grapevines that provide cool, vibrant shade. It's the perfect setting for long Sunday afternoons, evenings spent solving the world's problems, and, why not, for that pool project surrounded by greenery that will transform your summers forever. An outdoor luxury that's almost impossible to find these days. Your life just a stone's throw from everything (literally) Living here is about reclaiming lost time. Forget about the car. Just a short walk away, you'll find the heart of the village: the Town Hall, the traditional shops where they call you by name, the pharmacy, the children's school, and the medical center. What's more, Cuevas Bajas offers an enviable quality of life: from afternoons spent reading in its library to mornings enjoying sports at its sports center, its artificial turf soccer field, or its tennis and paddle tennis courts. Nature, roots, and adventure Located in a privileged setting, this house is your gateway to disconnecting. Breathe in the fresh air while hiking, explore the mystical Mozarabic Route of the Camino de Santiago or the GR7 trail, and enjoy invigorating activities with your loved ones: climbing, archery, or zip-lining. It's the ideal place for your children to grow up freely, surrounded by nature, or for that future investment in rural tourism you've been dreaming of. This house already has the foundation, the light, and the history... it just needs you. It needs your touch, your favorite furniture, and your enthusiasm to shine brightly once again. Don't just buy square footage; come discover the place where your new life begins. Would you like to experience it for yourself? Contact us and come visit.

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: €9.500 (+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

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Особенности: