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Загородный дом

Cuevas De San Marcos

Комнат: 5	Ванных: 3	M²: 300	Цена: 225 000 €
Статус: Продажа	Тип недвижимости: Загородный дом	Референция: R5411263	Дата публикации: 13.06.26

Описание:Discover this beautiful two-story rustic house, a peaceful retreat ideal for those seeking tranquility, space, and a close connection with nature. On the ground floor, you are welcomed by a spacious living room with a fireplace, perfect for enjoying cozy moments by the fire. The fully equipped kitchen is bright and practical, ideal for preparing meals while enjoying the surrounding views. You will also find a large bedroom, a full bathroom, and a storage area that adds convenience to daily life. Upstairs, there are four light-filled bedrooms and two full bathrooms, one of them en suite, providing ample space and comfort. The exterior is a true delight: a porch with panoramic mountain views invites relaxation and the enjoyment of the serene surroundings. The pool and barbecue area are perfect for gatherings with friends and family, while the summer dining area allows you to enjoy meals outdoors, surrounded by nature. Additionally, the vegetable garden gives you the opportunity to grow your own fruits and vegetables. The property includes a century-old annex house, full of history and with great potential to renovate and turn into your personal project. There is also ample parking, all within a private and secure setting, surrounded by majestic mountains, ancient olive trees, and the gentle murmur of a nearby stream. If you are

looking for a home with soul, where nature and tranquility can be enjoyed every day, this property is perfect. A place to rest, enjoy, and create unforgettable memories. Come visit and fall in love with its charm. Furniture not included in the sale price The Abbreviated Information Document is at your disposal. Expenses: Taxes (ITP or VAT+AJD) + notary and registration expenses. NBC Estimated costs payable by the buyer: The purchase is subject to the Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Assigned Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the deed price and the cadastral reference value (Article 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. Indicative estimates range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Legal/administrative services (if voluntarily hired, free market fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Estimated total cost for the buyer: [XXX.XXX]€ (+10%). This estimate is indicative and provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Real estate agency fees are payable by the seller.

Особенности:

Бассейн, None