

ALL IN real estates



Townhouse in Cuevas Bajas

Bedrooms **4** Bathrooms **1** Built **136m2** Plot **186m2**
R5075734 **Townhouse** **Cuevas Bajas** **95.000€**

???? UNIQUE OPPORTUNITY: The blank canvas you've been looking for in Cuevas Bajas Are you looking for a home with soul, space, and the potential to become the house of your dreams? This property, located in the heart of Cuevas Bajas, is the perfect structure for anyone wishing to design—room by room—a residence with its own character and all the comfort a family needs. What makes this property special? Smart Layout: No complications. It features 4 spacious bedrooms, including one on the ground floor, ideal for convenience in your day-to-day life. Guaranteed Functionality: Includes a full bathroom on the ground floor and an additional half-bath (toilet), making family life much easier. The Soul of the House: Its Patios: A first private patio connected to an essential utility building. A second, two-level patio, topped with natural grapevines that provide unique shade—the perfect spot for your summer dinners. Total Versatility: Includes a two-story storage room with access from the first patio, currently used as a laundry area. An extra space with infinite possibilities: from a creative workshop to large-scale storage. ??????? Location and Services Just a short walk from all essential services: ????? Post Office | ????? City Hall | ????? Shops | ????? Pharmacy | ????? Medical Center | ????? School ????????? Municipal Facilities Sports center with an indoor court Artificial turf soccer field Tennis and paddle tennis courts Municipal swimming pool Library Various local associations dedicated to regional development ????? Leisure and Nature Cuevas Bajas is ideal for lovers of active tourism and outdoor living. ?????

Paintball | Rappelling and Climbing | Hiking | Archery | Zipline | Activities for children, birthday parties, and bachelor/bachelorette parties. Additionally, the town is part of important tourist routes: Mozarabic Route of the Camino de Santiago (Way of St. James) GR7 Route (from Athens to Tarifa) Education Public schools for preschool, primary, and early secondary education. Special Education and adult education programs. ? A home with soul, surrounded by nature and with all services at your fingertips. Ideal for those seeking quality of life or a high-potential investment that already has the foundation and outdoor spaces which are a rare luxury today. It only needs your personal touch to shine again. Contact us for more information or to schedule a 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

Covered Terrace

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Wood Flooring