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Townhouse in Cuevas De San Marcos

Bedrooms	4	Bathrooms	2	Built	221m2	Plot	275m2

R5481358	Townhouse	Cuevas De San Marcos	159.000€

Looking for space, light, and tranquility in the heart of Andalusia? Discover this magnificent 221 m2 home set on a generous 275 m2 plot in Cuevas de San Marcos (Antequera region). A character-filled house featuring high ceilings, large wooden windows, and exceptional natural light. ???? MAIN FEATURES: • Main House: Spacious living room and 3 bright bedrooms on the upper floor + bathroom with shower. • Cozy Kitchen with Large Fireplace: Ample space with a dining area for family gatherings. • Independent Guest Annex: Private bedroom with a full bathroom (including a bathtub) and direct access from the patio or main house. Ideal for visitors or a home studio. • Large Private Patio (153 m2): A true outdoor oasis with a terrace and plenty of room for a chill-out area, barbecue, or kitchen garden. This patio is a blank canvas with immense potential where you can build the pool of your dreams. (Check out the listing photos to see sample renderings of what this space could look like). ???? LOCATION & SURROUNDINGS: Located right in town with all amenities nearby, just steps from nature (Iznájar Reservoir and Genil River). Excellent connectivity: • 30 mins from Antequera and Lucena. • 50 mins from the beaches of Málaga and Córdoba. • 1 hour from Granada. Ideal as a primary residence, holiday home, or rural tourism investment. (Furniture not included). The Abbreviated Information Document is available to you. Estimated expenses payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP)

(Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the price stated in the public deed or the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Costs for the public deed and Land Registry registration are governed by official fee schedules (Royal Decrees 1426/1989 and 1427/1989, respectively). Indicative estimate: €500–€2,000 for notary fees and €250–€1,500 for registration fees. Administrative processing services (optional; fees set at the provider's discretion): Estimated at €300–€500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €174,900. This is an indicative estimate provided in accordance ?with ?Art. ?20.1.c) ?of ?the TRLGDCU. The ?final ?amount will depend on the ?specific circumstances ?of the ?transaction ?and the buyer. Intermediation ?fees ?are ?payable ?by ?the ?seller. ?ARV.

Covered Terrace

Covered Terrace

Wood Flooring