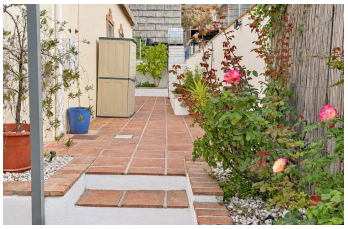
ALL IN
real estates








House in Coín

Bedrooms	3	Bathrooms	2	Built	135m2	Plot	615m2
R5539858		**House**		**Coín**		**585.000€**	

DETACHED VILLA WITH PRIVATE SWIMMING POOL IN SIERRA GORDA, COÍN Enjoy the Mediterranean lifestyle in this detached villa located in the sought-after Sierra Gorda residential area of Coín. A charming property offering generous outdoor spaces and a comfortable single-storey layout. Set on a 615 m2 plot, the property features three bedrooms, two bathrooms, a walk-in wardrobe, a separate kitchen, an entrance hall and a spacious living-dining room with a fireplace and beautiful wooden ceilings, creating a warm and welcoming atmosphere. The kitchen benefits from natural light, space for a dining table and a separate utility area. The enclosed porch provides an additional space to relax and enjoy views of the swimming pool. Outside, you will find a private 32 m2 swimming pool, terraces, landscaped garden areas and a pergola, perfect for outdoor dining or relaxing in the shade. The property also offers private off-road parking within the plot. An ideal home for those seeking privacy, independence and a variety of indoor and outdoor spaces to enjoy the Mediterranean lifestyle. Contact us for further information or to arrange a viewing. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the maximum standard rate of which is 7 per cent. The taxable base shall be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply depending on the buyer’s personal circumstances. The costs of the

notarial deed and registration with the Land Registry are governed by the official fee schedule (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees. Administrative agency (if engaged voluntarily, fees are at the agency’s discretion): Estimated cost between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). Estimated total cost to the buyer: 643.500€ This estimate is indicative and is 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. Brokerage ?fees ?are ?payable ?by ?the ?seller. ?BTR

Access for people with reduced mobility	Access for people with reduced mobility	Wood Flooring