ALL IN
real estates








Plot in Ronda

Bedrooms	4	Bathrooms	2	Built	154m2	Plot	240000m2
R5227981		**Plot**		**Ronda**		**599.000€**	

Magnificent country estate (finca) for sale, located in a privileged enclave between the Sierra de Grazalema and the Serranía de Ronda. A unique property that combines leisure, agricultural use, and an exceptional investment opportunity with high profitability. The Dwelling: The estate includes a 120 m2 farmhouse (cortijo), fully renovated and in magnificent condition. The construction is intelligently divided into 2 independent homes, both furnished and ready to move into. Layout per home: Spacious living-dining room with fireplace, two bedrooms with fitted wardrobes, and a full bathroom. Ideal for family use or for running a rural tourism business. The Land and Exteriors: Surface Area: 24 hectares of fertile land. Crops: Currently dedicated mostly to cereal , the estate also features olive trees, almond trees, and vineyards , making it suitable for any type of plantation. Resources: It has mains water and electricity connected, as well as several streams running through the property and century-old eucalyptus trees. Extra Facilities: Two separate warehouses totaling 100 m2, perfect for storage or machinery. Location: Excellent logistics with easy access to the national A-374 road. Located less than 5 minutes by car from Montecorto and just 15 minutes from the historic city of Ronda. An estate that pays for itself thanks to its energy and agricultural potential. Contact us for more details! Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), whose maximum general rate is 7%. The taxable base will be the higher value between the

deeded purchase price and the cadastral reference value (art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer’s personal circumstances. The costs of the public deed and registration at the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs range between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative agency fees (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Estimated total cost for the buyer: 702.900€ This estimate is indicative only 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. Agency/intermediation ?fees ?are ?paid ?by ?the ?seller. VOA