

house for sale Benamargosa, Axarquía



Large 3Story House with Patio in the Heart of Benamargosa~A spacious and bright singlefamily home of 205 m2 built area is offered for sale, located on the emblematic San Sebastián Street.~This property stands out for its amplitude and excellent distribution across three levels, ideal for families seeking comfort and space in a peaceful environment.~Surface Area and Distribution: The property has a total built area of 205 m2, distributed over three floors: semibasement, ground floor, and first floor.~Outdoor Spaces: It features a generous private patio of approximately 39 m2, perfect for outdoor gatherings, a play area, or a garden.~Privileged Location: Situated in the heart of the town center, with direct access from San Sebastián Street and orientation towards Ermita Street.~Condition: The property is ready to be inhabited or to undertake a renovation project according to your preferences.~This house represents a solid investment both as a primary residence or a holiday home in one of the most charming villages of the Axarquía region in Malaga.~Its threestory structure offers multiple customization possibilities to suit your needs.~Do not miss this opportunity and contact us to arrange a viewing!~Estimated costs to be borne by the buyer: The purchase is subject to Property 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 registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarization and Land Registry registration fees are governed by official fee schedules (RD 1426/1989) and (RD 1427/1989), respectively. Estimated range: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). Estimated total cost to the buyer: €165,000. This estimate is for guidance 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. Brokerage fees are the responsibility of the seller. SDM.

property details

Spanishestate **6382273**
id:
reference:: **6867SDM**
close to/ located: **Benamargosa**

contact

real estate agent: **Keller Williams Marbella**
name: **not available**
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region:	Axarquía
property type:	house
rooms:	3
property surface:	205 m2
surface plot:	- m2
price:	€ 150.000