

villa for sale Alcalá La Real, Sierra Sur



SPECTACULAR TOWNHOUSE

Located in an excellent area of the town, this spacious two-story detached house offers a unique combination of interior space, outdoor areas, and outbuildings, ideal for those seeking tranquility, spaciousness, and versatility.

The main house is distributed as follows:

Ground floor:

Separate kitchen, dining room, 1 bedroom, 1 full bathroom, and entrance hall.

First floor:

4 spacious bedrooms with built-in wardrobes, 1 full bathroom, terrace with views, ironing room, and boiler room.

Outside, the property features:

Annex with potential for a garage or multiple uses

Large garden with fruit trees

Swimming pool

Horse stable

Separate wooden house with kitchen-dining room, 1 bedroom, and 1 bathroom

A property with great potential, perfect as a family home, second residence, or rural project, thanks to its spaciousness and variety of spaces.

Contact us for more information or to arrange a private visit.

In compliance with the information obligations established in Law 10/2025 of December 28, on customer service and transparency, as well as current sector regulations, please note that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below:

- **Property Transfer Tax (ITP):** The tax rate in force in the Autonomous Community of Andalusia will be applied (generally 7% of the purchase price), without prejudice to reduced rates of 3.5%, 1.2%, or 1% applicable depending on the buyer's personal circumstances or the characteristics of the property. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.
- **Notary Fees:** Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989 of November 17, which approves the Notarial Tariff.
- **Registration Fees:** Registration in the Property Registry will be billed according to the official fee schedule established in Annex I of Royal Decree 1427/1989, of November 17, which approves the Notarial Fees.
- **Management Fees (Agency):** The fees for administrative processing, tax settlement, and registration amount to approximately €3,000 (VAT included).
- **Seller's Agency Fees:** Included in the List Price.
- **Buyer's Agency Fees:** Please note that professional fees may apply to the buyer in cases where purchase commission services (PSI) or a Real Estate Personal Shopper have been contracted. **THESE FEES ARE NOT RELATED TO THE PURCHASE PRICE.**
- **Buyer's Agency Fees:** Please note that professional fees may apply in cases where purchase commission services (PSI) or real estate personal shopper services have been contracted. For comprehensive information on the operation, tax rates, and tax breaks of the Transfer Tax (ITP) in Andalusia, please consult the official website of the Andalusian Regional Government's Tax Agency at the following link:

(please use the form to respond)

property details

Spanishestate **6359178**
id:
reference:: -
close to/ located: **Alcalá La Real**
region: **Sierra Sur**
property type: **villa**
rooms: **5**
property surface: **876 m2**
surface plot: **1956 m2**
price: **€ 550.000**

contact

name: **Rocio Lopez**
spreek: **English, Spanish**
telefoon: **not available**