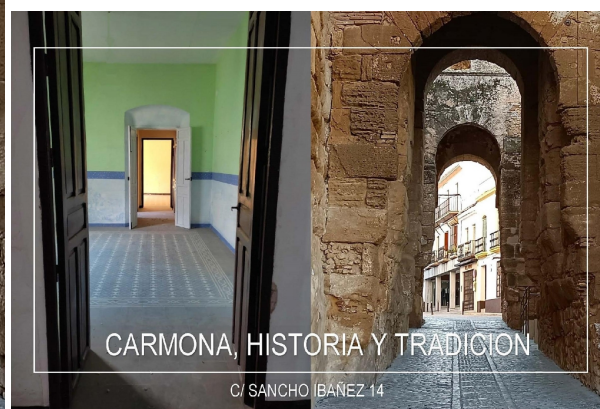
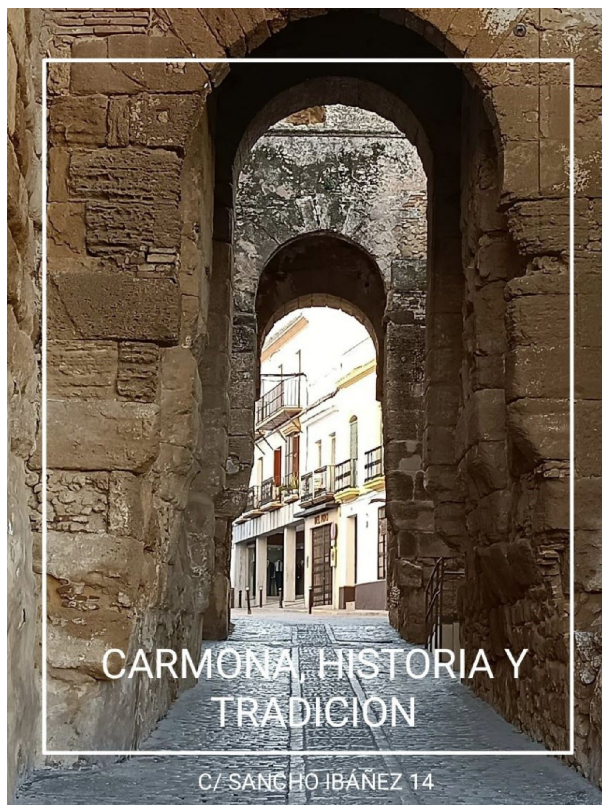


villa for sale Carmona, Campiña De Carmona



ASKING PRICE: €295,000 + COSTS~~The property, located in the historic centre of Carmona, has been granted a Building Permit to begin renovation works. Surrounded by churches, convents and stately homes, and close to the Alcázar de la Puerta de Sevilla and the Alcázar del Rey Don Pedro, it enjoys a privileged heritage setting. Currently unused, it is ideal for conversion into tourist accommodation.~~The house is arranged over two floors around a central courtyard with surrounding galleries. Due to the natural slope of the plot, each floor has a different footprint and its own rear patio-garden.~~The ground floor follows the traditional Andalusian layout of entrance hall, courtyard, gallery and staircase, with spacious, well-proportioned rooms, a kitchen with its own well, a laundry area with a traditional water-heating hearth, and a small secondary patio providing light and ventilation.~~The upper floor is larger than the ground floor and features ribbed vaulting over the courtyard galleries. The remaining roofs are pitched, with ceramic tiles over wooden beam structures. This level includes a summer kitchen and access to a garden patio with a small pool and a century-old lemon tree. Both patios, set at different levels, are connected by an interior staircase staircase from the laundry building.~~In 1860 — the date shown on the entrance gate — the house underwent major renovation works, replacing the original flooring with hydraulic tiles that are still preserved and redistributing several rooms. Although stylistically framed within Carmona's domestic Baroque tradition, the property is likely of earlier origin.~~Thanks to its strategic location, layout and tourism potential, its renovation would transform this property into a unique space in which to experience the heritage, culture and gastronomic and sporting offer of Carmona. Sancho Ibáñez 14 is therefore more than a home: it is an investment with history and future projection.~~Legal Information~~In compliance with Law 10/2025 of 28 December on customer service and transparency,

as well as current sector regulations, please note that the indicated price does not include the costs and taxes associated with the purchase, detailed below:~~Property Transfer Tax (ITP): The applicable rate in the Autonomous Community of Andalusia is generally 7% (€20,650), without prejudice to reduced rates of 3.5%, 1.2% or 1% depending on the buyer's personal circumstances or the property's characteristics. The tax is calculated on the Cadastral Reference Value or the declared purchase price, whichever is higher.~~Notary Fees: Calculated in accordance with the official tariff established in Annex I of Royal Decree 1426/1989 of 17 November.~~Land Registry Fees: Registration at the Land Registry will be charged according to the official tariff established in Annex I of Royal Decree 1427/1989 of 17 November.~~Administrative Management Fees (Gestoría): Fees for administrative processing, tax settlement and registration amount to approximately €545 (VAT included).~~Seller's Agency Fees: Included in the asking price.~~Buyer's Agency Fees: The agency will provide information, advice and assistance as set out in the Service Agreement and the D.I.A. Should additional or personalised services be requested, fees will be informed in advance, individually and in writing, in accordance with freedom of contract and current regulations. NOT LINKED TO THE PURCHASE PRICE.~~For detailed information regarding ITP rates and allowances in Andalusia, please consult the official website of the Andalusian Tax Agency.~~The D. I.A. document is available to consumers in accordance with Decree 218/2005 of the Andalusian Regional Government.

property details

Spanish state id:	6330554
reference::	W00428-26000
close to/ located:	Carmona
region:	Campaña De Carmona
property type:	villa
rooms:	11
property surface:	530 m2
surface plot:	407 m2
price:	€ 295.000

contact

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