

villa for sale Periana, Axarquía



Discover your own Andalusian paradise in this magnificent estate, a haven of peace and comfort designed to enjoy life to the fullest. Set on a generous 1,574 m2 plot, surrounded by olive trees and nature, this property offers unparalleled privacy and an idyllic lifestyle just minutes from all amenities.~~The exterior is undoubtedly the star of the show. An impressive covered porch is perfect for family meals, gatherings with friends, or simply relaxing in the shade. This area extends to a welcoming patio.~The pool area is a true oasis. With a wall that guarantees privacy, you will find a spectacular deep blue swimming pool and a large sunbathing area with loungers. It is the perfect place to unwind and enjoy the sun all year round.~The interior of the main house exudes a cozy rustic charm. The living-dining room, dominated by a warm stone-framed wood-burning fireplace, is the ideal space for winter evenings. The open and functional kitchen maintains the traditional style of the house with its wooden cabinets and is fully equipped.~The main house, measuring 128.20 m2, has three spacious bedrooms and two bathrooms, one of which is en suite. As an added bonus, the property also includes a small, completely separate guest room, perfect for accommodating family and friends with their own space and privacy.~~This property has been updated with high-quality materials and systems with comfort and efficiency in mind:~Versatile climate control: Enjoy the perfect temperature all year round thanks to the combination of a wood-burning fireplace and efficient air conditioning units with Inverter technology (cooling/heating) installed in the living room and all three bedrooms.~Efficiency and savings: Domestic hot water is generated by a forced solar panel system, supported by a large capacity indoor tank (400lts), which guarantees an abundant, sustainable supply and significant savings on bills. It also has a photovoltaic installation for self-consumption that generates surplus energy, reducing the electricity bill to practically zero.~Insulation: All windows are high-end PVC (Eurofutur system) with Climalit double glazing, providing excellent thermal and acoustic insulation, which translates into a more comfortable and quiet home.~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: €418,000. 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

Spanishstate **6283371**
id:
reference:: **6985SDM**
close to/ located: **Periana**
region: **Axarquía**
property type: **villa**
rooms: **3**
property surface: **128 m2**
surface plot: **1574 m2**
price: **€ 380.000**

contact

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