Detached Villa in Periana

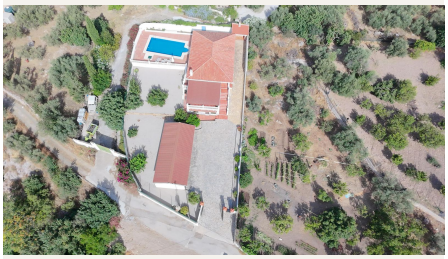
€440,000

Periana, Málaga

Bedrooms: 4 | Bathrooms: 2 | Plot: 1093 m² | Built: 157 m²









Overview

Country home — yet right in the village — with a pool and spectacular views of the mountains, the La Viñuela reservoir and the sea.

Discover this beautiful detached country house in Periana, in the Axarquía region of Málaga — a home designed for enjoying a peaceful lifestyle without giving up any comfort. And with a great advantage: it is sold fully furnished and equipped, ready to move into from day one.

Built in 2004, the property sits on a 1,093 m2 plot that holds the house, the pool, the parking area and the gardens. In addition, the property includes a second, separate 362 m2 plot right across the way, perfect as extra parking or for whatever use you prefer.

The house offers around 157 m2 of built space, divided between a main floor of about 119 m2 —very comfortable, all on a single level— and a semi-basement of about 38 m2, ideal as a storeroom, box room or utility area, with a toilet. The main floor comprises an entrance hall, a living-dining room with a fireplace, a kitchen, four bedrooms and two bathrooms, plus a covered porch and a terrace with truly spectacular views: the mountains, the endless olive groves and the La Viñuela reservoir, and even, on the clearest days, the Mediterranean Sea in the distance.

The outdoor space is one of its greatest attractions: a private 9 x 4-metre chlorine pool with a large sun terrace, gardens, a barbecue and a spacious covered parking area. The plot has fruit trees —orange, mandarin, cherry and fig— enjoys plenty of light throughout the day and is fitted with an alarm system.

It also has mains water supply and drainage connected to the public sewer network, something highly valued in a country home.

Its Andalusian-style construction —whitewashed façade, tiled roof and ceramic-tile detailing— blends perfectly into a privileged natural setting, surrounded by olive groves and open countryside, yet just a few minutes' walk from the centre of the village of Periana and all its amenities.

Periana is known for its tranquillity, its cuisine and its renowned olive oil, and lies just an hour from the city of Málaga and its airport, and little more than half an hour from the coastal beaches (Torre del Mar / Vélez-Málaga).

A perfect opportunity as a permanent home, second residence or holiday house. Come and see it for yourself!

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales, ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the deed price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the public deed and of registration at the Land Registry are governed by official fee scales (RD 1426/1989 and RD 1427/1989 respectively). As a rough guide, notary fees are estimated at between €500 and €2,000, and registry fees at between €250 and €1,500. Administrative agency (gestoría) — if engaged voluntarily, fees are unregulated: estimated at between €300 and €500. The municipal capital gains tax (plusvalía, IIVTNU) is payable by the seller (art. 104 TRLRHL). Estimated total cost for the buyer: €484,000. This estimate is approximate and is provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and of the buyer. The agency's brokerage fees are payable by the seller. SDM.

Amenities

Orientation: South Facing

Condition: Fair Condition

Pool: Private Pool

Climate Control: Central Heating, Fireplace

Features: Private Terrace, Wood Flooring, Barbeque

Furniture: Fully Furnished

Garden: Private Garden

Security: Alarm System

Parking: Garage

Taxes & Fees

IBI: €549 per year

Energy certificate

Consumption: G
Emissions: F

Contact

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