



## FINCAS M & M INMOBILIARIA

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Reference: **1363-77000**  
Property type: Rural property  
Sale/rent: For sale  
Price: **69.000 €**  
Condition: To be reformed



Town: Cumbres Mayores  
Province: Huelva  
Postal code: 21380  
Zone: CUMBRES MAYORES

| ESCALA DE LA CALIFICACIÓN ENERGÉTICA | Consumo de energía<br>kWh/m <sup>2</sup> año | Emisiones<br>kgCO <sub>2</sub> /m <sup>2</sup> año |
|--------------------------------------|--|--|
| <b>A</b> más eficiente               |  |  |
| <b>B</b>                             |  |  |
| <b>C</b>                             |  |  |
| <b>D</b>                             |  |  |
| <b>E</b>                             |  |  |
| <b>F</b>                             |  |  |
| <b>G</b> menos eficiente             |  |  |
|                                      | Exento                                       |  |

**Sqm built:** 45  
**Garages:** 2  
**Outward/Inward:** outward

**Floor:** stoneware  
**Hot water:** centralized

**Plot sq.meters:** 13217  
**Bathrooms:** 1

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**Description:****BEAUTIFUL FINCA IN CUMBRE MAJORS WITH VIEWS TO THE CASTLE**

Located just over 1 km from the town with a road in good condition and mostly paved, highlighting its fabulous views of the Castle and the natural environment.

Cumbres Mayores is a municipality and Spanish town in the province of Huelva, in the autonomous community of Andalusia. It has a population of 1731 inhabitants. It is located at an altitude of 711 meters and 144 kilometers from the provincial capital and 125 km from the capital of Seville.

IT IS COMPOSED OF TWO PLOTS, with the POSSIBILITY OF SEGREGATION, since it faces 2 roads. One of which has an area of 8,353 m<sup>2</sup> and the other plot of 13,217 m<sup>2</sup> with a BUILDING declared as HOUSING for Residential Use of 45 m<sup>2</sup> where we find a living room with fireplace and an integrated kitchen furnished with some appliances and a bathroom with a dish. shower, as well as a storage room where the electrical panel is located. The windows are aluminum with mosquito nets.

NOTE that it has SOLAR PANELS, you would only have to incorporate a 48 V to 220 V transformer, a septic tank with a purifier, a well with a large tank that supplies the home.

As for the trees, it is mostly OLIVE TREES, but it has some fig trees and chaparros. In addition to a garden area.

HIGHLIGHT its TRANQUILITY, SPLENDID VIEWS, GOOD ACCESS, HOUSING, LIGHT THROUGH SOLAR PANELS AND WELL WATER.

Indicate that the sale price DOES NOT INCLUDE:

Fees from the buyer: (€2,000 + VAT)

ITP (7%) or AJD if applicable

Notary fees, Property Registry, Management and possible financing costs.

D.I.A (Abbreviated Information Document) available to clients in accordance with Decree 218/2005 of the Junta de Andalucía.

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