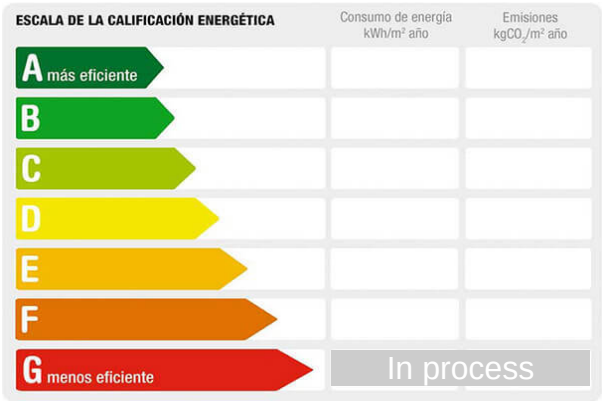
FINCAS M & M INMOBILIARIA

Avenida Salamanca 10, Local 10
Bormujos

Phone: 661572114
Phone 2: 954788828
e-mail: fincasmyminmo@gmail.com

Reference:	**240-39534**
Property type:	Rural property
Sale/rent:	For sale
Price:	**250.000 €**
Condition:	Good condition

Floor:	1
Town:	Zalamea la Real
Province:	Huelva
Postal code:	21640
Zone:	Zalamea La Real



Sqm built:	102	**Floor:**	stoneware	**Plot sq.meters:**	16514
Garages:	1	**Hot water:**	centralized	**Sqm terrace:**	30
Terraces:	1	**Heating energy:**	Leña/Carbón	**Bedrooms:**	3
Bathrooms:	1	**Outward/Inward:**	outward		

Description:

DO YOU WANT SPACE AND NATURE?

Without a doubt, in these challenging times, this is THE BEST OPTION to enjoy time with family and friends safely.

Located 2 km from the town of Zalamea la Real, with a land area of 16,500 m2, in the heart of the Sierra de Huelva mountains and with paved access to the entrance, we find this beautiful holm oak estate. The property slopes downwards at the entrance, then levels out and is fenced. On the property sits a splendid 82 m2 chalet plus a porch that will make you feel right at home.

Its large living room with a fireplace and open-plan kitchen is ideal for relaxing and enjoying meals with family and friends. It also has 2 bedrooms, a full bathroom with a shower, beamed ceilings, rustic tile floors, and English-style aluminum windows. Plus, there´s a guest room with a fireplace for added comfort and independence, and bunk beds that can be used as another guest bedroom.

Extras include a ham curing room, a plot of land for planting, 3 horse stables, solar panels, a newly built swimming pool, and updated exteriors. RUNNING WATER FROM THE VILLAGE
ARE YOU GOING TO LET IT SLIP AWAY?!

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, the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below as estimates or can be calculated:
Notary Fees: Notary fees will be calculated according to the official notary fee schedule: Annex I, of Royal Decree 1426/1989, of November 17.

Property Registry Fees: Registration will be billed according to the official fee schedule: ANNEX I, of Royal Decree 1427/1989, of November 17.

Administrative Expenses (Administrative Services): The fees for administrative processing, tax settlement, and registration amount to approximately €545 (VAT included), although this depends on each case and its complexity.

Seller´s Agency Fees: included in the List Price.

Buyer´s Agency Fees: The agency will provide the information, advice, and support services stipulated in the Service Agreement (2% + VAT) and in the D.I.A. (Property Information Document).

If you require financing, we have a financial team available (free consultation).

Property Transfer Tax (ITP): The tax rate in force in Andalusia will be applied (generally 7%, without prejudice to reduced rates of 6%, 3.5%, etc., applicable according to the buyer´s personal circumstances or the characteristics of the property). The tax is levied on the higher of: 1. Cadastral Reference Value 2. Sale price. You can calculate your personal situation on the official website of the Andalusian Tax Agency.
D.I.A. available to the consumer according to Decree 218/2005 of the Andalusian Regional Government.