

# Jimena de la Frontera

Cortijo/Finca

€650,000

Ref: J20501



3



2



1,850 m<sup>2</sup>



274 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€650,000 (£546,410)
Transfer tax 7% .....	€45,500 (£38,249)
Notary fees (approx) .....	€750 (£630)
Land registry fees (approx) ...	€750 (£630)
Legal fees (approx) .....	€1,500 (£1,261)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,522)
Remainder of deposit to 10% .....	€62,000 (£52,119)
Final Payment of 90% on completion ....	€585,000 (£491,769)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Charming 3 bed Finca with Private Pool, Solarium, BBQ and Orchard in San Pablo de Buceite. San Pablo de Buceite is a small, charming village located in the province of Cádiz, Andalusia, in the southern part of Spain. It lies in the picturesque Guadiaro Valley, surrounded by stunning natural landscapes, including rolling hills, rivers, and lush greenery. San Pablo is a peaceful and traditional Spanish village and while it's relatively small, the village provides a range of essential amenities such as local shops, cafes, bars, and restaurants. You can enjoy a slower pace of life, with local markets and charming plazas where you can mingle with friendly locals. It's ideal for those who love a quiet lifestyle while still having access to necessary services. It is well-positioned between larger towns and Coastal areas with Jimena de la Frontera being just a 10-minute drive away and Sotogrande only 30 minutes away. Set amidst the rolling hills of San Pablo de Buceite, this charming finca offers the perfect retreat with breathtaking country views, a private pool, and lush, productive land. Situated on a 1,850m<sup>2</sup> plot, the property blends rustic charm with modern comforts, ideal for those seeking a tranquil countryside lifestyle. Entering through the main gate, you'll find a long driveway featuring two outbuilding sheds, two carports, and ample parking space for up to 16 cars. The driveway leads to expansive land that includes a vegetable patch, orchards, and uninterrupted views of the surrounding countryside. The rustic-style country home offers 3 spacious double bedrooms and 2 bathrooms. The open-plan kitchen, complete with a breakfast bar, leads to a utility room located at the back of the kitchen for added convenience. The kitchen flows seamlessly into the living room, which features a traditional open fireplace. Air-conditioning (hot and cold) and ceiling fans ensure comfort throughout the home. Off the living room is a separate dining room which provides a formal space for meals, and both the living and dining rooms open out onto a covered terrace that leads out to the garden and pool area - perfect for easy indoor-outdoor living. The covered terrace has a large dining area - ideal for al fresco dining and a comfortable relax area with sofas - sit back and enjoy the privacy and peacefulness of this setting. The terrace follows out to the private pool which is set within a beautiful lawn. The surrounding land is stunning filled with fruit trees such as lemon, grapefruit, orange, and avocado. A BBQ area adds to the outdoor entertainment options. Stairs from the covered terrace lead to a solarium terrace, providing an additional outdoor space for relaxing in the peaceful surroundings. The home is divided into two wings. The first wing includes two generously sized double bedrooms, with the first bedroom offering direct access to the back garden and orchard. The spacious main bedroom features lovely country views, fitted wardrobes, and...

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible