

# 15 ideas for Buying a cheap House in Spain.

The affordable home will create less financial stress for the family !

Buying a cheap house in Spain is a great way to own a home in a developed country with mild weather. If you are looking to purchase a home in Spain, here are the best options / ideas.



- Search for properties that require ***mild renovation***. Buy at a lower cost and then renovate yourself.
- Search for houses that are ***outside of large cities***.

- Search for homes that are being ***sold by the owner directly***. These houses may be less expensive than those sold through a real estate agent with fees.
  - ***Top Spanish property websites are :***
  - Idealista : [idealista.com](https://www.idealista.com)
  - Fotocasa : [Fotocasa.es](https://www.fotocasa.es)
  - Pisos.com : [Pisos.com](https://www.pisos.com)
  - Habitaclia : [Habitaclia.com](https://www.habitaclia.com)
  - Yaencontre - [Yaencontre.com](https://www.yaencontre.com)
  - Kyero : [Kyero.com](https://www.kyero.com)
  - Housfy : [Housfy.com](https://www.housfy.com)
  - Wallapop : <https://es.wallapop.com/inmobiliaria>

- Search for ***houses that are sold by Banks***. Second-hand homes. Always arrange a visit ! Homes may be sold with a tenant inside.
- ***Top 5 bank property portals in Spain are :***
- Bankia Inmuebles :  
<https://www.bankia.es/inmuebles/>
- BBVA Inmuebles :  
<https://inmuebles.bbva.es>
- Banco Santander Inmuebles :  
<https://inmuebles.bancosantander.es>
- CaixaBank Inmuebles :  
<https://inmuebles.caixabank.es>
- Bankinter Inmuebles :  
<https://inmuebles.bankinter.com>
- Properties located in suburb areas are often much cheaper than those located in the city center.
- Search for ***homes in small towns***. Houses in small Spanish towns

or villages are often much cheaper than those in large cities.

- Look for homes near public transportation. The Homes near public transportation will save on mobility costs for the family. *Spain has a good bus network and some trains in large metropolitan areas. Not as good as in central Europe, but OK.*
- Look at houses that have been on the market for a long time. Usually requires walking in the area and asking.
- Search for properties that are under construction by the **property developers**. Arrange to have the most minimal interior design and do the decoration.
  - ***The top property developer websites in Spain are:***

- Metrovacesa :  
[Metrovacesa.com](http://Metrovacesa.com)
- Neinor Homes :  
[Neinorhomes.com](http://Neinorhomes.com)
- Aedas Homes :  
[Aedashomes.com](http://Aedashomes.com)
- Vía Célere :  
[Viacelere.com](http://Viacelere.com)
- Aelca : [Aelca.es](http://Aelca.es)
- Solvia : [Solvia.es](http://Solvia.es)
- Acciona :  
[inmobiliaria.acciona.com](http://inmobiliaria.acciona.com)
- Iberdrola :  
[iberdrolainmobiliaria.com](http://iberdrolainmobiliaria.com)
- Kronos Homes :  
[kronoshomes.com](http://kronoshomes.com)
- Grupo Villar Mir :  
[villarmir.com](http://villarmir.com)

- Fadesa Inmobiliaria :  
[fadesa.com](http://fadesa.com)
- Grupo San José :  
[gruposanjose.es](http://gruposanjose.es)
- Grupo Lar :  
[grupo-lar.com](http://grupo-lar.com)
  
- Walk around the area that you like. **Ask 100 people** if they know anybody who is selling a home in that area.
- Buy a property from the **government auction** at <https://subastas.boe.es>
  
- **Build it yourself !**  
Buy urban land. Apply for the construction permit. Buy a prefabricated home and build it on the urban land. The property must

be located on a land plot that can be urban ! The large farm land plots can have a limited farmhouse permit, outside of urban zones.

*Construction permits are required before construction !*

### ***Prefabricated home vendors in Spain :***

- Pineca wooden homes : [pineca.es](http://pineca.es)
- Norgeshus wooden homes [norgeshus.es](http://norgeshus.es)
- Daype Wooden Homes [casasdemaderadaype.com](http://casasdemaderadaype.com)
- [Conar](http://conar.com)  
CNC Homes : [conarsystems.com](http://conarsystems.com)
- Eurocasas : [eurocasas.com](http://eurocasas.com)
- Frame House : [prefabhome.eu](http://prefabhome.eu)

- Look for properties that are being sold as part of a government promotion or special subsidies for families. Search about it on the local news.
- Look for properties that are part of a local cooperative of home buyers inside the same new building.
- Find government subsidies or promotions for home buyers.

*Have good luck and much fun during the home building adventure !*