

apartment for sale Calonge, Baix Empordà



In these moments of scarcity, an opportunity like this cannot be missed! Located in the historic center of the beautiful town of Calonge, this apartment combines the charm of authentic stone with the comfort of a home renovated in 2006. Its ideal location allows easy access to all services and shops on foot.~~Situating on the first floor (no elevator), historically the living floor of the owners, the apartment features high ceilings with wooden beams, ceramic tile floors, and white-painted walls with stone details. The usable area of the property is 52 m² and is distributed into a living-dining room with an open kitchen of approximately 22 m², a hallway, two bedrooms (one of them double), and a bathroom with a shower, with space for a washing machine.~~Regarding the points for improvement in the apartment, it will be necessary to consider the installation of a climate control system, ideally aerothermal. The good news is that the stone walls help to retain both heat and coolness.~~The period between the signing of the deposit agreement and the deed of sale is subject to the response from the Generalitat de Catalunya, which has right of first refusal and retraction; approximately, about 3 months.~~IBI: 280 €/year~Waste: 295 €/year~~¿Would you like to schedule a video conference to see this property online with an advisor?~You can schedule it by following this link(please use the form to respond) compliance with the information obligations established in the Law 10/2025, of December 28, on customer service and transparency, as well as the applicable sector regulations, it is stated that the indicated price does NOT include the expenses and taxes inherent to the acquisition, which are detailed below:~ Property Transfer Tax (ITP): The applicable rate in the Autonomous Community of Catalonia will be applied (Property Value up to €600,000 = 10% (€16,500), from €600,001 to €900,000 = 11%, from €900,000 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable according to the buyer's personal circumstances or the property's characteristics or the reduced rates of 3% or 4% applicable, under legally established terms, for the acquisition of habitual residence located in municipalities with less than 5,000 inhabitants, provided that the requirements established by current regulations are met). The tax is levied on the Cadastre Reference Value or the sale price, whichever is higher.~ Notary Fees: Notarial fees will be calculated according to the official tariff regulated in the Annex I of Royal Decree 1426/1989, of November 17, by which the Notary tariff is approved.~ Registry Fees: The registration in the Property Registry will be charged according to the official tariff established in the ANNEX I of Royal Decree 1427/1989, of November 17, by which the tariffs of the Property Registrars are approved.~ Management Fees (Agency): The fees for administrative processing, tax settlement, and registration amount to approximately €300 (+VAT).~ Seller Agency Fees: included in the sale price.~ Buyer Agency Fees: It is informed that there may eventually

be professional fees payable by the buyer, in those cases where purchasing services (PSI), Real Estate Personal Shopper, have been contracted. NOT LINKED TO THE PURCHASE PRICE.~For comprehensive information on the operation, tax rates, and discounts of the ITP in Catalonia, you can consult the official portal of the Catalan Tax Agency

property details

Spanishestate **6354079**
id:
reference:: **7323MP**
close to/ located: **Calonge**
region: **Baix Empordà**
property type: **apartment**
rooms: **2**
property surface: **70 m2**
surface plot: **- m2**
price: **€ 165.000**

contact

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