

country house for sale Montagut, Garrotxa



Do you dare with a large-scale project? At the foot of the cliff of Castellfollit de la Roca, in this property, you have enough space to develop your personal and / or business project. An old spinning mill with several buildings, mostly to renovate in its entirety, with a global built area of about three thousand two hundred and fifty square meters built on a plot of land of almost one hectare around the property, orchards and gardens. The built perimeter is walled and enclosed. Until the middle of the 19th century it was a mill. From the twentieth century it began to function as a textile and dye factory, through a water use concession (water concession valid until 2061.01.01) and with wood-fired steam ovens, still existing. From the beginning of this 20th century it also functioned as a cotton factory, until the 1970s. From 1974 to 1987, some machinery was used for the regenerated bouquet. In 1990 the turbine for the production of electrical energy was reactivated and from 1992 the partial restoration of the buildings and recovery of the environment began, trying to keep to the maximum the initial form. The buildings are currently disused, except for the guard's home. The current uses are as wide as the project you want to develop inside; from exhibitions, meetings, conventions, parties, auditions, concerts, weddings, workshops, art galleries and a wide range of possibilities. Urbanistically, the consolidated uses are: commercial, offices, single-family and industrial housing up to the 4th category. The entire outdoor garden area is communicable between all spaces, environments and buildings. In addition, in the eastern part of the property, old rustic buildings are preserved (now in ruins) where the spinning staff was housed. Can you imagine?~~In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as current sectoral regulations, it is stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below:~~ Property Transfer Tax (ITP): The current tax rate in the Autonomous Community of Catalonia will apply (Property Value up to €600,000 = 10% (CÁLCULO 55000), from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable depending on 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 a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements of current regulations are met. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.~~ Notary Fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notary tariff.~~Registry Expenses: Registration in the Property Registry will be invoiced according to the official tariff established in ANNEX I of Royal Decree 1427/1989, of November

17, which approves the tariff for Property Registrars.~~~ Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to 600€ (VAT included).~~~ Seller\'s Agency Fees: Included in the retail price (PVP).~~~ Buyer\'s Agency Fees: Please note that professional fees may be charged to the buyer in cases where real estate personal shopper (PSI) services have been contracted. NOT LINKED TO THE PURCHASE PRICE.~~~For exhaustive information on the operation, tax rates, and ITP bonuses in Catalonia, you can consult the official portal of the Catalan Tax Agency: (please use the form to respond)

property details

Spanishstate **6317911**
id:
reference:: **2002006-14**
close to/ located: **Montagut**
region: **Garrotxa**
property type: **country house**
rooms: **4**
property surface: **- m2**
surface plot: **9396 m2**
price: **€ 550.000**

contact

real estate agent: **Kw Girona One**
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spreekt: **not available**
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