

country house for sale Sant Joan Les Fonts, Garrotxa



If you are a nature lover and you want your new life project to be around a wonderful environment completely integrated within nature, this is your new home! We want to introduce you to this great Masía Pairal that is located in the middle of the mountain, located at a perfect height to be able to appreciate impressive views of the entire volcanic area of La Garrotxa from all its corners. Surrounded by an idyllic landscape completely covered with vegetation and forest that provides this property with total calm, privacy and exclusivity. Rehabilitated with a comprehensive reform studied in detail, all its charm and original essence have been faithfully preserved. This imposing farmhouse is located on the outskirts of Sant Joan les Fonts, in the area closest to the capital of the Garrotxa region, one of the most valuable natural areas in the entire province and which provides incalculable added value. This natural environment means that when you enter this property, the tranquility and peace that we so much need invades you instantly, providing you with the calm and serenity that everyone seeks in their ideal home. It has four floors, three of which have been completely renovated recently as housing to provide the comfort and warmth you need in your home. As far as the ground floor is concerned, there is the basement and areas focused on storage, perfect for creating your own cellar. As for the three upper floors, we find 4 completely independent apartments, renovated with all the care that properties with these characteristics deserve and that simultaneously have integrated more modern and contemporary details to adapt this home to modern life, thus providing comfort and warmth in all rooms. Outside, we have large areas of vegetation, both clear areas in front of the property in order to fully appreciate the views that the property enjoys, as well as more wooded areas around it to give more privacy. You can see how the property is completely integrated into the surrounding environment. Definitely, it is an ideal property where you can enjoy your loved ones, where you are invited to take great walks through the natural area, bicycle routes or go out to discover the volcanic area that it is surrounded by. A few minutes by car from Olot, and very close to the Fageda d'en Jordà. What are you waiting for? Live it up! ~~~ 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 114.000€), 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 id: **6311573**
reference:: **2002006-2**
close to/ located: **Sant Joan Les Fonts**
region: **Garrotxa**
property type: **country house**
rooms: **13**
property surface: **- m2**
surface plot: **933440 m2**
price: **€ 950.000**

contact

real estate agent: **Kw Girona One**
name: **not available**
spreekt: **not available**
telefoon: **+34644472277**