

house for sale Arbúcies, Selva



Discover this charming townhouse in the heart of Arbúcies\' old town! With a prime location on a landmark street, this property has been completely renovated with top-quality materials, offering a perfect balance between modernity and old-world charm. Spread over three floors plus a basement, it boasts a total of 112 m2 of living space, distributed in a functional and welcoming manner.~~On the lower level (-1), you\'ll find an additional bedroom and bathroom, ideal for guests or as a private retreat. The ground floor features a spacious, fully equipped kitchen and a dining room with a fireplace, perfect for enjoying cozy moments with family. The first floor comprises two bedrooms and another bathroom, while the loft offers a spectacular suite with an en-suite bathroom, ideal for relaxing after a long day.~~The house is distinguished by its large windows that flood every corner with light and offer views of the town. Furthermore, the built-in wardrobes and antique-style decor, with reclaimed doors and wrought-iron radiators, add a special touch to every room. Oil heating and quality lighting ensure year-round comfort.~~Located in a quiet and friendly neighborhood, this property is perfect for nature lovers, as it is surrounded by numerous hiking and water trails. Just 15 minutes from the AP7 motorway and 30 minutes from the beautiful Costa Brava, you\'ll have easy access to the best the region has to offer. Don\'t miss the opportunity to visit this iconic home that combines history, comfort, and location!~~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 19.500€), 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

Spanishestate **6384772**
id:
reference:: **7326SRP**
close to/ located: **Arbúcies**
region: **Selva**
property type: **house**
rooms: **4**
property surface: **114 m2**
surface plot: **36 m2**
price: **€ 195.000**

contact

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