

house for sale Arbúcies, Selva



Discover this gem located on one of Arbúcies\' most emblematic and central streets. This charming semidetached house, built in 1880, blends the essence of the village with modern touches. With 122.48 m2 built and 81 m2 of usable space, this partially renovated home is perfect for those seeking authenticity and comfort.~~The ground floor welcomes you with a spacious entrance hall, a full bathroom, and practical storage space under the stairs. On the first floor, you\'ll find a fully equipped kitchen and a cozy dining room with direct access to a balcony. The second floor houses two double bedrooms: one interior bedroom with a window overlooking the staircase and another exterior bedroom with more natural light. The loft, with an additional full bathroom and a magnificent terrace, offers a versatile space with stunning views.~~The interiors feature white wood finishes that create a warm and bright atmosphere. Doubleglazed windows ensure thermal and acoustic insulation. Centralized propane gas heating keeps the house comfortable yearround. There is also the option to install a fireplace for added warmth.~~Located in a desirable neighborhood with all amenities nearby, this semidetached house offers direct access to the Eix Transversal de Catalunya highway. It\'s just 15 minutes from the AP7 motorway, 30 minutes from the Costa Brava, 40 minutes from Girona, and 1 hour from Barcelona. Arbúcies offers numerous water and mountain trails for nature lovers.~~Don\'t miss this opportunity to live in a charming village while remaining close to major cities and services.~~In compliance with the information obligations established in Law 10/2025 of December 28, on customer service and transparency, as well as current sector regulations, it is hereby 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 tax rate in force in the Autonomous Community of Catalonia will be applied (Property Value up to €600,000 = 10% (CALCULATION ___), 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 characteristics of the property or the reduced rates of the A 3% or 4% tax rate applies, as legally established, to the acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements established by current regulations are met. The tax is levied on the higher of the Cadastral Reference Value or the sale price.~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 Notarial Tariff.~~Land Registry Fees: Registration in the Land Registry will be billed according to the official tariff established in Annex I of Royal Decree 1427/1989, of November 17, which approves the Land Registry Fees.~~Management Fees (Administrative Services): The fees for administrative processing, tax settlement, and registration

amount to [Insert Approximate Amount] € (VAT included).~Seller\'s Agency Fees: Included in the List Price.~Buyer\'s Agency Fees: Please note that professional fees may apply to the buyer in cases where purchase commission services (PSI) or a Real Estate Personal Shopper have been contracted. THESE FEES ARE NOT RELATED TO THE PURCHASE PRICE.~~For comprehensive information on the operation, tax rates, and tax breaks of the Property Transfer Tax (ITP) in Catalonia, please consult the official website of the Catalan Tax Agency at the following link: // ([[please use the form to respond]]) es/tributs/itpajd/tpo/tarife.

property details

Spanishestate **6387282**
id:
reference:: **7443SRP**
close to/ located: **Arbúcies**
region: **Selva**
property type: **house**
rooms: **2**
property surface: **122 m2**
surface plot: **- m2**
price: **€ 128.000**

contact

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