

## house for sale Calafell, Baix Penedès



Magnificent detached house located in the exclusive Mas Romeu residential area in Calafell, set on a spacious and flat 957 m2 plot that guarantees privacy, comfort, and an setting to enjoy the Mediterranean lifestyle.~~The property offers 230 m2 built area distributed over two floors, combining spaciousness, functionality, and pleasant indoor and outdoor spaces. From the main entrance, featuring a motorized gate and an elegant stamped concrete driveway surrounded by vegetation, you immediately perceive the care and welcoming atmosphere of the home.~~On the main floor, we find a bright living room with a fireplace and direct access to a pleasant terrace overlooking the swimming pool, ideal for relaxing or sharing family moments. On this same floor, there is also a double bedroom, a full bathroom with shower, and a covered garage with capacity for two vehicles.~~The first floor features a large dining room with fireplace and access to a terrace with beautiful open views, a spacious kitchen with access to another terrace perfect for enjoying outdoor breakfasts, as well as one double bedroom and one single bedroom, plus a bathroom with bathtub — offering multiple possibilities for family living, a home office, or a guest area.~~The exterior is designed for year-round enjoyment, with a spectacular 5 x 10 metre saltwater swimming pool, barbecue area, relaxation area with artificial grass, an additional 25 m2 garage, storage room, and perfectly integrated auxiliary spaces.~~Located in a quiet and well-connected area, this property offers the perfect balance between privacy, comfort, and proximity to all services.~~An ideal home for those seeking space, quality of life, and a privileged setting near the sea.~~Transparency Clause and Cost Breakdown (Law 10/2025)~SALE PRICE: €500,000 + €50,000 (Property Transfer Tax - ITP)~~In compliance with the information obligations established under Law 10/2025, of 28 December, on customer service and transparency, as well as applicable sector regulations, it is stated that the indicated price does not include the expenses and taxes inherent to the purchase, which are detailed below:~~Property Transfer Tax (ITP) ~Notary fees~Land Registry fees~Administration fees (gestoría)~Seller's agency fees~~For detailed information regarding the operation, tax rates, and possible rebates of the ITP in Catalonia, you may consult the official website of the Catalan Tax Agency at:~ (please use the form to respond ) property is sold unfurnished.~The owner is not a large property holder. ~Habitation certificate reference: CHT (please use the form to respond ) ~Energy certificate registration: XC84NJJNZ~AICAT registration number: 3366~API number: A10580

**property details**

**contact**

Spanishstate **6357932**  
id:  
reference:: **VCALA11**  
close to/ located: **Calafell**  
region: **Baix Penedès**  
property type: **house**  
rooms: **3**  
property surface: **199 m2**  
surface plot: **956 m2**  
price: **€ 500.000**

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