

house for sale Caldes De Malavella, Selva



Unique opportunity. A hundred year old house in Caldes de Malavella. This summer home is part of the residential area La Granja. The interior distribution and conservation, together with the possibilities of improvement makes it an unusual alternative to enjoy the tranquil life of a first or second residence.~~This house is integrated in urban area with total of 2300 m2 of land ideal for asset value or investments. It is composed of two large areas of 300 m2 each.~~The ground floor has direct access from the street and there is a large stairway leading to the main floor and another on the side access.~~The garden of 1920 m2 is composed of two parts, one that circles the house and has a swimming pool and the other is the rest of the property.~~The 300m2 ground floor includes an elegant arch that separates the 3/4 car garage zone, and multiuse areas. The multiuse area has a spacious recreation area, a sauna and an old chapel.~~The 300 m2 of the main floor has a central atrium or distribution area for a total of 4 bedrooms, three bathrooms, a living room and kitchen. Most with direct access to balconies. Even though this distribution is a 100 years old it maintains its efficiency.~~There is also the possibility of economic development of this property for a hostel or similar.~Unique opportunity to acquire this property in Caldes of Malavella, a town that offers an excellent level of services, equipments and public transport. Surrounded by sufficient land that offer possibilities where the necessary protection does not impede a design for modern lifestyle.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €595,000 + €59,500 (Property Transfer Tax – ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as the applicable sector regulations, it is hereby stated that the indicated price does not include the costs and taxes inherent to the acquisition, which are detailed below:~• Property Transfer Tax (ITP) ~• Notary Fees~• Land Registry Fees~• Administrative Management Fees (Gestoría)~• Seller’s Agency Fees: Included in the sale price. ~For comprehensive information on the operation, tax rates, and reductions of the Property Transfer Tax (ITP) in Catalonia, you may consult the official website of the Catalan Tax Agency at the following link: (please use the form to respond) property is sold unfurnished~The owner is not considered a large property holder.~Habitability certificate reference : CHG (please use the form to respond) ~Energy certificate registry: DJZWBL9NL~AICAT registry number: 3366 ~API number: A10580~~

property details

Spanishestate id:

6270385

contact

real estate agent:

Grup Living Sitges

reference:: **12-VILLA02**
close to/ located: **Caldes De Malavella**
region: **Selva**
property type: **house**
rooms: **4**
property surface: **625 m2**
surface plot: **2300 m2**
price: **€ 595.000**

name: **Jaume Domingo**
spreekt: **English, French, Spanish**
telefoon: **+34931185777**