

house for sale Caldes De Malavella, Selva



Experience the peace and privacy of Can Carbonell~~Are you looking for a home where nature and space meet? This beautiful property in the peaceful Can Carbonell urbanization in Caldes de Malavella offers the lifestyle you have been dreaming of. Set on a massive 1,348 square meter plot, this home is surrounded by greenery and bathed in natural light.~~The house features a spacious 250 square meter layout designed for comfort. On the main floor, you will find a bright living and dining area, a functional kitchen, a full bathroom, and a versatile room currently used as an office. Upstairs, the home offers four generous double bedrooms and another bathroom, providing plenty of space for the whole family.~~The lower level includes a large garage, multiple storage rooms, and a convenient small bathroom, ensuring you never run out of space.~~Outside, the property enjoys gardens both in the front and back, with clear, unobstructed views that inspire relaxation. While there is currently no pool, the flat and expansive land provides the perfect spot to build one exactly to your liking.~~Come and discover a home where the only thing you will hear is the sound of birds and the wind in the trees. Your private sanctuary is waiting for you.~~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 47900), 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: **6381064**
reference:: **7437MJAL**
close to/ located: **Caldes De Malavella**
region: **Selva**
property type: **house**
rooms: **5**
property surface: **250 m2**
surface plot: **1348 m2**
price: **€ 479.000**

contact

real estate agent: **Kw Girona One**
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spreekt: **not available**
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