

house for sale Cambrils, Baix Camp



In the Ametllers area of Vilafortuny, we find a group of semi-detached houses within one of the largest and best-equipped communities in the area. This 185 m2 home is ideal for families with children or for those looking for a cozy home close to all services.~~The house is distributed over two floors, plus a basement parking area with space for two cars and a storage area next to the stairs. Upon entering the property, we find a beautiful central garden facing east, receiving natural light in the morning.~~On the ground floor, a small guest toilet leads to a spacious, fully equipped independent kitchen. Next to it, the living-dining room stands out for its spaciousness and brightness, with direct access to the back patio, which connects to the communal area. This patio, featuring a wooden pergola, barbecue, and a small outdoor kitchen, invites you to enjoy long outdoor gatherings.~~On the upper floor, there are three double bedrooms, all with natural light and access to the outside through large balconies. The master bedroom is en-suite and has a bathroom with a shower. In the center of the floor, there is a second bathroom, equipped with a bathtub, serving the other bedrooms.~~The residential complex where this house is located offers a large communal area with a swimming pool, children's playground, and a football field, as well as paved streets ideal for cycling or riding a scooter.~~If you are looking for a place to live or enjoy your holidays and weekends in a comfortable and family-friendly environment, do not hesitate to contact us for a visit.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €415,000 + €41,500 (ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as applicable 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 applicable tax rate will be that in force in the Autonomous Community of Catalonia (Property value up to €600,000 = 10%, from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to reduced rates of 5% and 7%, applicable depending on the buyer's personal circumstances or the characteristics of the property). The tax is levied on the cadastral reference value or the sale price, whichever is higher. ~• Notary Fees: Notary fees will be calculated in accordance with the official tariff regulated in Annex I of Royal Decree 1426/1989 of 17 November approving the Notarial tariff. ~• Land Registry Fees: Registration in the Land Registry will be charged according to the official tariff established in Annex I of Royal Decree 1427 /1989 of 17 November approving the Notarial tariff. ~• Administrative Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to approximately €350 plus VAT. ~• Seller's Agency Fees: Included in the sale price. ~• Buyer's Agency Fees: It is hereby informed that, in certain cases, professional fees may be payable by the

buyer when property search services (PSI – Property Personal Shopper) have been contracted. NOT LINKED TO THE PURCHASE PRICE. ~For detailed information on the operation, tax rates, and allowances of ITP in Catalonia, please 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 : CHT (please use the form to respond) ~Energy certificate registry: VP371DQRQ~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishstate id: **6270473**
reference:: **VCAMBRILS02**
close to/ located: **Cambrils**
region: **Baix Camp**
property type: **house**
rooms: **3**
property surface: **149 m2**
surface plot: **9804 m2**
price: **€ 415.000**

contact

real estate agent: **Grup Living Sitges**
name: **Jaume Domingo**
spreekt: **English, French, Spanish**
telefoon: **+34931185777**