

## house for sale Cambrils, Baix Camp



We present to you this charming villa located in the peaceful residential area of Vilafortuny in Cambrils, ideal for those seeking comfort, privacy, and all amenities within reach.~~The house, laid out on a single floor, stands out for its brightness and its practical and cozy design. Upon entering, you are welcomed by a spacious two-area living-dining room with a fireplace and direct access to the garden, where you will enjoy unforgettable moments with family and friends that you will cherish for life.~~Outside, there is a magnificent built-in barbecue area, a refreshing pool, and an independent annex building that can serve as a studio, service quarters, or guest house.~~The fully independent kitchen has a laundry area and direct access to a space of over 50m<sup>2</sup>, which includes a wine cellar and a multipurpose room. You will also find a practical storage room, a boiler room, and a large garage with direct access to the house.~~In the sleeping area, there are two double bedrooms (one en suite) and two full bathrooms with bathtubs. All spaces are designed to offer maximum comfort and functionality.~~The house is in excellent condition and is equipped with natural gas heating and air conditioning, ensuring comfort throughout the year.~~In the garden, there is an area designated for a vegetable garden, perfect for delighting your guests with your own locally grown produce.~~Located in a very quiet and established area with a family-friendly, residential atmosphere, the villa is just a few minutes' walk from supermarkets (Mercadona, Spar, Plusfresc), local shops, hairdressers, restaurants, bars, a school, and a nursery. You can also reach the beaches of Cambrils in just 5 minutes by car (or 20 minutes on foot), making this property ideal both as a permanent residence or a holiday home.~~A home with soul, where every corner invites you to relax and enjoy.~Come visit and let yourself be enchanted!~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €920,000 + €110,400 (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 : CHT (please use the form to respond ) ~Energy certificate registry: 8XJMXNGLW~AICAT registry number: 3366 ~API number: A10580~

## property details

Spanishstate id: **6385253**  
reference:: **VCAMBRILS01**  
close to/ located: **Cambrils**  
region: **Baix Camp**  
property type: **house**  
rooms: **3**  
property surface: **250 m2**  
surface plot: **1452 m2**  
price: **€ 920.000**

## contact

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