

house for sale Canyelles, Garraf



Located in a quiet residential area of Vora Sitges, this house is an excellent opportunity for those who want to live close to nature without giving up proximity to all services.~~We present this wonderful house, ideal for those seeking comfort, spaciousness, and a natural setting. The property is accessed through a large stone patio that surrounds the entire house, offering a cozy and charming space. You can enter through the main door or directly from the garage, which has convenient access to the kitchen.~~With a built area of 137 m2, the main floor features a bright living-dining room, a functional kitchen, a full bathroom, and a bedroom—ideal for people with reduced mobility or those who prefer to avoid stairs. On the upper floor, you'll find the remaining bedrooms, and from one of them, a strategically located solarium awaits, perfect for enjoying unique outdoor moments.~~In total, the house offers 5 bedrooms—perfect for the whole family or to create work or relaxation spaces. It also has 3 bathrooms, ensuring privacy and practicality for all household members.~~The green areas surrounding the house provide a relaxing atmosphere, ideal for unwinding and enjoying nature. It also features its own well, which is a great advantage in terms of water supply.~~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €309,000 + €30,900 (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 : CHB (please use the form to respond) ~Energy certificate registry: VMMYMTHB7~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishstate **6354892**
id:
reference:: **VCANY22**
close to/ located: **Canyelles**
region: **Garraf**
property type: **house**
rooms: **5**
property surface: **154 m2**
surface plot: **668 m2**
price: **€ 309.000**

contact

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