

house for sale Castell D'aro, Baix Empordà



Located in the sought-after area of Castell–Platja d’Aro, this authentic Catalan masia A 17th-century farmhouse featuring 7 bedrooms offers a rare opportunity to restore and reinterpret a property full of history and character.~~Set on a plot of approximately 800 m2, the house retains the solid structure and generous volumes typical of traditional masias. Its spacious interiors provide an exceptional canvas for a full renovation, allowing the future owner to preserve the soul of the property while adapting it to modern living.~~With seven bedrooms, the layout lends itself to multiple possibilities: a distinctive family home, a characterful second residence, or a unique lifestyle project for those who appreciate architecture with identity. Every room reflects the charm of the past and the potential to create something truly personal.~~The outdoor space offers privacy and the chance to design gardens, terraces or relaxation areas, all within minutes of the beaches, services and vibrant atmosphere of Platja d’Aro.~~This is not a turnkey property — it is a property with vision. Ideal for buyers who see beyond the present condition and understand the value of location, space and authenticity, and who wish to transform a traditional masia into a home of character with long-term potential.~~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 71500€), 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 1200 € (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

Spanishestate **6325494**  
id:  
reference:: **7356OVS**  
close to/ located: **Castell D'aro**  
region: **Baix Empordà**  
property type: **house**  
rooms: **7**  
property surface: **356 m2**  
surface plot: **787 m2**  
price: **€ 590.000**

## contact

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