

## house for sale El Vendrell, Baix Penedès



We present this beautiful detached house in the Els Masos area, Coma-Ruga, located in a very pleasant residential environment, just minutes from all services and the beach.~~The location is excellent: perfectly connected to the N-340 and the C-32 motorway, very close to the Sant Vicenç de Calders train station, shopping areas, health centers, and municipal services. Moreover, the beach is only a 10-minute walk away.~~The property is situated on a corner plot of over 1,000 m2, with access from two streets, ensuring great privacy and space.~~Upon entering the property, you find a large, well-maintained garden, arranged in different areas: saltwater pool, vegetable garden, summer kitchen with barbecue, garden with automatic irrigation... a true outdoor space to enjoy all year round.~~The main floor features a very spacious living-dining room, clearly separating the dining area from the sitting/living area, all visually and physically connected to the garden and with access to a pleasant porch.~The kitchen is large and fully equipped, directly connected to the garage, allowing convenient access with groceries and for daily use.~~The garage is spacious (40 m2) and can accommodate two cars and a motorcycle, with additional storage space.~On this floor, there is also a large master suite with built-in wardrobes, full bathroom, and a guest toilet.~~On the first floor, there are three double bedrooms, two of them opening onto a 15 m2 terrace with open sea views, one single bedroom, and a full bathroom. All bedrooms have built-in wardrobes.~~The lower floor features a large multipurpose room with a cellar and bar, ideal for family gatherings, parties with friends, or celebrations in a cool, private environment. There is also space to park another car on this floor.~~A home with space, privacy, garden, views, and multiple areas designed to be enjoyed in every dimension.~What more could you ask for?~~Transparency Clause and Cost Breakdown (Law 10/2025)~SALE PRICE: €775,000 + €85,250 (ITP)~In compliance with the information obligations provided for in Law 10/2025, of December 28, on customer service and transparency, as well as in the current sector regulations, it is stated that the indicated price does not include the costs and taxes inherent to the purchase, which are broken down as follows:~• Property Transfer Tax (ITP)~• Notary fees~• Registry fees~• Management fees (Gestoría)~• Seller agency fees: included in the PVP~~For comprehensive information on the operation, tax rates, and deductions of the ITP in Catalonia, visit the official portal of the Catalan Tax Agency: (please use the form to respond ) property is sold unfurnished.~The property is not owned by a large holder.~Certificate of occupancy reference: CHT (please use the form to respond ) ~Energy certificate registration: 26HBYZR9~AICAT registration number: 3366~API number: A10580

**property details**

**contact**

Spanishestate **6351807**  
id:  
reference:: **VVEND04**  
close to/ located: **El Vendrell**  
region: **Baix Penedès**  
property type: **house**  
rooms: **5**  
property surface: **370 m2**  
surface plot: **- m2**  
price: **€ 775.000**

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