

house for sale Empuriabrava, Alt Empordà



This is not a simple village dwelling, but an exceptional residence in the historic center of Castelló d'Empúries, where the traditional charm of the Empordà region merges with the functionality and most up-to-date comfort. This home, completely restored, is ready to move into and offers an unparalleled quality of life.~~The property stands out for its versatility and spaciousness. With a total of six double and bright bedrooms and two fully functional kitchens, it is perfectly equipped for a large family or for accommodating different generations under the same roof, guaranteeing space and independence for everyone. Comfort is secured thanks to the hot/cold pump systems installed in all rooms.~~One of its great luxuries, almost unattainable in an old town center, is its private garage. This feature not only provides immense convenience and security but also solves the major challenge of parking in the historic area.~~The house enjoys a two-street orientation, a key characteristic that guarantees extraordinary natural light and ventilation at all hours of the day, creating interiors that are fresh, welcoming, and full of life.~~The upper part hosts a spectacular terrace with panoramic views. This private outdoor space is ideal for summer dinners, relaxation, or simply for enjoying a privileged perspective over the historic rooftops of the town and the beautiful natural environment surrounding Castelló d'Empúries.~~Castelló d'Empúries is a central point of the Alt Empordà, offering rich history, exceptional heritage (with its imposing Basilica), and proximity to the wonderful beaches of the Costa Brava within minutes.~~This is a unique opportunity to acquire a home that conveys history and character, yet offers all the modern comforts and versatility that contemporary life demands.~~Discover your new home where history meets comfort. Request your visit today!~~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 30.000€), 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 600€ (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 **6219525**
id:
reference:: **7182P**
close to/ located: **Empuriabrava**
region: **Alt Empordà**
property type: **house**
rooms: **5**
property surface: **283 m2**
surface plot: **75 m2**
price: **€ 300.000**

contact

real estate agent: **Kw Girona One**
name: **not available**
spreekt: **not available**
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