

house for sale Garrigas, Alt Empordà



In Garrigàs, surrounded by peaceful landscapes and open skies that invite you to breathe a little slower, stands a chalet that is more than just a house — it is a way of life. From the moment you arrive, you feel that quiet certainty you get when you discover a place you'll always want to return to. Everything here is designed to make you feel at ease, to offer calm, comfort, and that rare sense of well-being that comes when nature and quality living blend in perfect harmony.~~The spacious, private plot embraces you with an atmosphere that makes time slow down. The saltwater pool becomes the heart of summer days — filled with laughter, refreshing swims, and long, lazy afternoons. Just a few steps away, the summer kitchen with its barbecue sets the scene for those evenings when family and friends gather without ever checking the clock. And the porch... a welcoming space where breakfasts, books, and long conversations naturally turn into cherished moments.~~Inside the home, natural light fills each room, giving the entire space a warm, inviting feel. The large living room with its fireplace becomes the place you imagine winter afternoons, quiet gatherings, or peaceful moments overlooking the garden. Upstairs, three en-suite bedrooms offer privacy and comfort — a feature loved by families and highly valued by anyone considering rural tourism.~~Built with high-quality materials and equipped with aerothermal heating, this home is designed to be enjoyed all year round, always with maximum efficiency and comfort. And what truly sets it apart is its rural license — a detail that opens the door to multiple possibilities: living here as your main home, enjoying it as a second residence whenever you need a break, or transforming it into a charming rural getaway with excellent income potential.~~Some houses you visit. Others, you truly feel.~This one, in Garrigàs, belongs to the latter. A place that could become your home, your sanctuary, or your next great investment.~You only need to experience it once to understand why people fall in love with it.~~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% (56.000€), 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 **6303939**
id:
reference:: **7300**
close to/ located: **Garrigas**
region: **Alt Empordà**
property type: **house**
rooms: **4**
property surface: **239 m2**
surface plot: **1113 m2**
price: **€ 560.000**

contact

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