

## house for sale Garriguella, Alt Empordà



This large detached house is located in the village of Garriguella, on the Costa Brava. It is built on a fully enclosed 838 m2 plot. The house has a built area of 253 m2 and consists of 6 double bedrooms, 3 bathrooms, two terraces, and a spacious basement.~~The ground floor features a large living-dining room with fireplace, an independent kitchen, one bathroom, one double bedroom, and a suite-style bedroom. The living-dining room provides access to a porch and the garden.~~The first floor comprises 4 double bedrooms and one full bathroom. All bedrooms are spacious and bright, with built-in wardrobes; two of the bedrooms have access to a large balcony with beautiful views of the village.~~The second floor offers a large terrace with a covered area, providing spectacular 360° views of Alt Empordà.~~The property is located in a quiet setting surrounded by nature and offers all necessary modern comforts. The village is about 15 km from Roses Beach and is surrounded by vineyards and farmland.~~~\*Transparency and Breakdown of Costs Clause (Law 10/2025)~SALE PRICE: €425,000 + costs~In compliance with Law 10/2025, the stated price does not include the taxes and costs associated with the purchase:~ General Property Transfer Tax (ITP): 10% on €425,000. The tax will be calculated on the higher of the cadastral reference value or the sale price.~ Notary, Land Registry and Administrative Fees: approximately between 1.5% and 2%. Fees are regulated according to official tariffs (Royal Decrees 1426/1989 and 1427/1989).~ Agency Fees: included in the sale price.~Further information on taxes and tax reductions can be found on the website of the Catalan Tax Agency: [atc.gencat.cat](http://atc.gencat.cat).~

### property details

Spanishestate **6247853**  
id:  
reference:: **2163A**  
close to/ located: **Garriguella**  
region: **Alt Empordà**  
property type: **house**  
rooms: **7**  
property surface: **253 m2**

### contact

real estate agent: **Martiapi**  
name: **not available**  
spreek: **not available**  
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surface plot: **838 m2**  
price: **€ 395.000**