

house for sale La Jonquera, Alt Empordà



Imagine waking up every morning to the silence of nature and endless views of the Alt Empordà mountains. This farmhouse with soul, located in the quiet area of Sant Julià de Torts, is not just a house, but a promise of life. A place where calm, authenticity and connection with the land can be felt in every corner.~~The property has one hectare of private land, completely enclosed and surrounded by centuries-old olive trees and native vegetation. This land, located on the mountainside, is a blank canvas for your dreams: an orchard to grow your own food, a lush garden where you can lose yourself with a book, or the ideal space to build a swimming pool to cool off in summer.~~Inside, the farmhouse retains the original essence of the Empordà: stone walls, wooden beams and a warm atmosphere that tells stories. The five bedrooms combine rustic character and comfort, creating ideal spaces to live in all year round or share with family and friends. Each room is a testament to a leisurely lifestyle, designed to be lived and enjoyed with the family.~~Respect for tradition coexists with sustainability: the house has solar panels and nearby water wells, which guarantee a self-sufficient life in harmony with the environment, a modern luxury that will allow you to live in peace with your surroundings without sacrificing any comforts.~~Although you will feel like you are in a world apart, its location is excellent. You will enjoy maximum tranquillity, but you will be just a few minutes from the centre of La Jonquera, with all its amenities, and perfectly connected to Figueres and the French border. It is the perfect place to live all year round or to turn into your weekend getaway.~~This farmhouse invites you to slow down, breathe deeply and rediscover your essence. A place to dream, live and let yourself be lulled by the warm light of the Mediterranean.~~For more information or to arrange a visit, please do not hesitate to contact us.~~

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 43.000€), 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 1.200€ (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

Spanishstate **6321073**
id:
reference:: **7316**
close to/ located: **La Jonquera**
region: **Alt Empordà**
property type: **house**
rooms: **5**
property surface: **360 m2**
surface plot: **10000 m2**
price: **€ 430.000**

contact

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