

house for sale L'escala, Alt Empordà



Modern and bright house in excellent condition, located in a quiet passage just 250 metres from Riells Beach in L'Escala. Its privileged location allows you to enjoy peace and quiet while being very close to the sea, shops, and local services.~~On the ground floor, the house features a fully equipped semi-open kitchen integrated with the living area. From this space, there is direct access to the outdoor area and the private swimming pool. On the same level, there are two double bedrooms, a full bathroom with shower, and a covered terrace currently used as a dining area, with direct access to the pool area. The ground floor also includes a private garage.~~On the first floor, there is a suite with a bathroom with shower and access to a terrace, partly covered and partly open, perfect for sunbathing or creating a chill-out area.~~The house is equipped with reversible air conditioning, an alarm system, and double-glazed windows.~~An ideal property as both a main residence and a second home, thanks to its comfort, impeccable condition, and privileged location close to the beach, shops, restaurants, and essential services.~~This property has a valid certificate of occupancy.~~~*Transparency and Breakdown of Costs Clause (Law 10/2025)~SALE PRICE: €539,000 + 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 €589,000. 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.~

property details

Spanishestate **6338509**
id:
reference:: **2233M**
close to/ located: **L'escala**
region: **Alt Empordà**
property type: **house**
rooms: **3**

contact

real estate agent: **Martiapi**
name: **not available**
spreekt: **not available**
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property surface:	122 m2
surface plot:	249 m2
price:	€ 539.000