

house for sale L'escala, Alt Empordà



Do you want to see the sea every day?~This house, located in the Montgó area, with 201 m2 built on a 559 m2 plot and sea views, is for you!~On the main floor, there is a living-dining room with an open-plan kitchen and direct access to a terrace with sea views and a barbecue area, one double bedroom, and a bathroom with shower.~On the lower floor, there are three double bedrooms with built-in wardrobes, a full bathroom, a storage room, and access to the garden with swimming pool.~The property also features a sauna with sea views and double-glazed windows.~It has a valid tourist rental license, making it ideal both for private use and as an investment.~A comfortable and bright home, perfect for enjoying the tranquility of Montgó and sea views all year round.~This property has a valid certificate of occupancy.~*Transparency and Breakdown of Costs Clause (Law 10/2025)~SALE PRICE: €610,000 + 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): 11% on €610,000. 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 **6338510**
id:
reference:: **2230M**
close to/ located: **L'escala**
region: **Alt Empordà**
property type: **house**
rooms: **4**
property surface: **201 m2**
surface plot: **559 m2**
price: **€ 610.000**

contact

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