

## house for sale L'escala, Alt Empordà



Just 1 km from Montgó Beach, this spacious property with great potential features a private garden and is spread over two floors.~~The ground floor consists of an apartment with independent entrance, a large living-dining room with open kitchen, 2 double bedrooms, and a bathroom with shower.~~The upper floor comprises a living-dining room with access to a terrace, an independent kitchen also with terrace access, 3 double bedrooms with built-in wardrobes, and a bathroom with bathtub.~~The two floors are also connected by internal stairs.~~Additional features that make a difference: storage room, double-glazed windows on the ground floor, and air conditioning.~~This property has a valid certificate of occupancy.

~~\*Transparency and Breakdown of Costs Clause (Law 10/2025)~SALE PRICE: €429,000 + 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 €429,000. 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

Spanishstate **6372691**  
id:  
reference:: **2226M**  
close to/ located: **L'escala**  
region: **Alt Empordà**  
property type: **house**  
rooms: **5**  
property surface: **216 m2**  
surface plot: **476 m2**  
price: **€ 429.000**

### contact

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