

house for sale L'escala, Alt Empordà



~House of 179 m2 built (107 m2 useful) located on a large plot of 1,048 m2, with 3 bedrooms, 2 bathrooms and 1 toilet, terrace, with independent apartment and garage for 2 cars. A property with many possibilities in a quiet and natural environment.~~From the outside, the house stands out for its large garden area with native vegetation, ideal to enjoy nature, privacy and outdoor in a privileged environment.~~On the main floor we find two double bedrooms, two full bathrooms, an equipped independent kitchen, a living room, a dining room and a large terrace overlooking the large plot of the property. ~On the upper floor there is an additional double bedroom and a toilet.~~On the ground floor, independently, ideal for use of guest accommodation, office, workshop or any other project. This apartment has one open space with kitchen, a bedroom, a bathroom, a cellar and access to the garage.~The garage can accommodate two vehicles and storage space. ~~We especially like the location in a very quiet area, the width of the land surrounded by nature and the many possibilities offered by the independent apartment.~~Located in Puig Sec, next to the area of Montgó, the house is just 1,300 meters from the beach of Montgó and very close to the natural park of Montgrí, an ideal environment for nature lovers and calm, with easy access to the service area of Montgo and the center of L'Escala.~~*Transparency and Breakdown of Costs Clause (Law 10 /2025)~SALE PRICE: €645,000 + 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 €645,000. 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 **6378107**
id:
reference:: **2245M**
close to/ located: **L'escala**

contact

real estate agent: **Martiapi**
name: **not available**
spreekt: **not available**
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region:	Alt Empordà
property type:	house
rooms:	4
property surface:	179 m2
surface plot:	1048 m2
price:	€ 645.000