

## house for sale L'escala, Alt Empordà



This property is very spacious, with a comfortable layout and is completely exterior, which gives it plenty of natural light. ~On the ground floor we find a hall, a large living room with pellet stove and multiple spaces for reading, working, relaxing or watching TV. There is also a full bathroom with shower and an office kitchen with a large dining area. Next to the kitchen is a laundry room with cabinets for storage. ~On the upper floor there are three double bedrooms, two of them with access to a large bright terrace with curtains. There are also two bathrooms, one with shower and the other with shower and bathtub. ~The house has a parking space and a garage, so you won't need to worry about parking at any time. ~It has air conditioning, central heating and double glazing, making it perfect as a first or second residence 12 months of the year. ~Outside, the property has a good outdoor space surrounding the house. It can be used to put up a relaxation area, a barbecue area or a play area for outdoor enjoyment. ~We especially like the spaciousness of the space and the fact that the whole house is exterior, providing light and quality of life. ~It is located in the area of Riells, with services, shops and restaurants within walking distance, in an ideal environment to reach anywhere on foot, without needing a car. ~PROPERTY INFORMATION~• State of the property: Good condition~• Usable area: 125.46m 2~• Built area: 180m 2~• Certificate of habitability: CHG ([please use the form to respond ]) ~• Energy certificate: Z3HRTG5G5~• AICAT number: 8470~• API number: 786~•\*Transparency and Breakdown of Costs Clause (Law 10/2025)~SALE PRICE: €375.000 + 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% from €375.000 . 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  
id: 6382779

### contact

real estate agent: Martiapi  
name: not available

reference:: **2248M**  
close to/ located: **L'escala**  
region: **Alt Empordà**  
property type: **house**  
rooms: **3**  
property surface: **180 m2**  
surface plot: **301 m2**  
price: **€ 375.000**

spreekt: **not available**  
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