

house for sale L'escala, Alt Empordà



It is a dream house located just 400m from Cala Mateua, in a pleasant environment and with sea views from practically every corner of the house. It has a comfortable layout and a lot of connection between inside and outside. ~On the main floor we find a living room with fireplace, a bathroom with shower, an independent kitchen and a dining room with access to a terrace with space to set up a table and be able to have breakfast or dinner enjoying the views and tranquility.~On the first floor there are three double bedrooms with fitted wardrobes and a full bathroom with bathtub. One of the rooms has a balcony, a pleasant space to start your day relaxed.~The house has a large storage room, machine room and parking area. ~Outside, the property has an entrance terrace with barbecue, a large private pool and spaces for relaxing, sunbathing or gathering with family and friends.~The house has a security system and is sold furnished and equipped, ready to enjoy it or to take advantage of it, yet it has a tourist license.~We especially like the relationship between indoor and outdoor spaces, proximity to the sea and fantastic views, which provide a sense of tranquility and a very Mediterranean quality of life.

~PROPERTY INFORMATION~• State of the property: Good condition~• Usable area: 86,53 m2~• Built area: 216 m2~• Certificate of habitability: CHG ([[please use the form to respond]]) ~• Energy certificate: VG5DKR28G~• AICAT No.: 8470~• API No.: 786~•*Transparency and Breakdown of Costs Clause (Law 10/2025)~SALE PRICE: €435.000+ 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 €435.000. 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

Spanishstate **6388955**
id:
reference:: **2254T**
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:	3
property surface:	216 m2
surface plot:	332 m2
price:	€ 435.000