

house for sale Lloret De Mar, Selva



Casa amb piscina, 4 habitacions (2 amb llits dobles i dos amb llits individual) a Lloret Residencial, 1 bany i 1 lavabo, calefacció amb gasoil. Porxo i entrada per a 2/3 cotxes exterior.~~Encantadora Casa Vacacional amb Piscina Privada a Lloret Residencial – Ideal per a Famílies. Màxim 7 persones.~~Gaudeix d'unes vacances inoblidables en aquesta acollidora casa situada a la tranquil·la zona de Lloret Residencial. L'habitatge disposa de 4 àmplies habitacions, 1 bany complet i 1 lavabo addicional, fet que la converteix en una opció ideal per a famílies o grups de fins a 7 persones.~~L'exterior destaca per la seva piscina privada, perfecta per relaxar-vos sota el sol, i un acollidor porxo amb zona de barbacoa, ideal per gaudir de menjar a l'aire lliure. A més, compta amb una entrada amb lleu desnivell i espai exterior per aparcar còmodament 2 o 3 cotxes.~~La casa està equipada amb calefacció per gasoil, fet que garanteix una estada confortable durant tot l'any. Des de la propietat es poden contemplar vistes clares a l'entorn natural, cosa que aporta un ambient de calma i desconexió.~~Aquesta propietat és perfecta per als que busquen privadesa, comoditat i una ubicació privilegiada a prop de les platges i del centre de Lloret de Mar, sense renunciar a la tranquil·litat.~~In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as current sectoral regulations, it is stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below:~~Property Transfer Tax (ITP): The current tax rate in the Autonomous Community of Catalonia will apply (Property Value up to €600,000 = 10% (36.500€), from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable depending on the buyer's personal circumstances or the property's characteristics, or the reduced rates of 3% or 4% applicable, under legally established terms, for the

acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements of current regulations are met. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.~~~ Notary Fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notary tariff.~~~Registry Expenses: Registration in the Property Registry will be invoiced according to the official tariff established in ANNEX I of Royal Decree 1427/1989, of November 17, which approves the tariff for Property Registrars.~~~ Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to 600€ (VAT included).~~~ Seller\'s Agency Fees: Included in the retail price (PVP).~~~ Buyer\'s Agency Fees: Please note that professional fees may be charged to the buyer in cases where real estate personal shopper (PSI) services have been contracted. NOT LINKED TO THE PURCHASE PRICE.~~~For exhaustive information on the operation, tax rates, and ITP bonuses in Catalonia, you can consult the official portal of the Catalan Tax Agency: (please use the form to respond)

property details

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| Spanishestate id: | 6301027 |
| reference:: | 7244 |
| close to/ located: | Lloret De Mar |
| region: | Selva |
| property type: | house |
| rooms: | 4 |
| property surface: | 165 m2 |
| surface plot: | 722 m2 |
| price: | € 358.000 |

contact

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|--------------------|----------------------|
| real estate agent: | Kw Girona One |
| name: | not available |
| spreekt: | not available |
| telefoon: | +34644472277 |