

house for sale Olivella, Garraf



Villa with a large garden, pool and barbecue in Olivella, near Sitges~~Discover this beautiful Mediterranean-style villa located in the peaceful Mas Mestre urbanization of Olivella, just a few minutes from Sitges and very close to Sant Pere de Ribes. Ideal for those seeking comfort, privacy, and outdoor spaces.~~The house, with an original and unique design, sits on a large 1,039 m2 plot featuring a spectacular garden, private pool, and barbecue area—perfect for enjoying the outdoors with family and friends. The property is distributed over two floors: the upper floor includes three bedrooms, one of them the master with a dressing room, and the lower floor features an additional room, ideal for guests or as an office.~~The living room stands out for its high ceilings, central fireplace, and large glass wall connecting to the views of the garden and pool. The spacious, fully equipped, and renovated kitchen allows you to enjoy the Mediterranean lifestyle in a comfortable and welcoming setting.~~The villa offers two full bathrooms, oil underfloor heating, and a large parking area with generous storage space. In addition, it has a tourist license, making it a unique investment opportunity or perfect second home.~~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €625,000 + €68,750 (ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as applicable sector regulations, it is hereby stated that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below:~• Property Transfer Tax (ITP): The applicable tax rate will be that in force in the Autonomous Community of Catalonia (Property value up to €600,000 = 10%, from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to reduced rates of 5% and 7%, applicable depending on the buyer's personal circumstances or the characteristics of the property). The tax is levied on the cadastral reference value or the sale price, whichever is higher. ~• Notary Fees: Notary fees will be calculated in accordance with the official tariff regulated in Annex I of Royal Decree 1426/1989 of 17 November approving the Notarial tariff. ~• Land Registry Fees: Registration in the Land Registry will be charged according to the official tariff established in Annex I of Royal Decree 1427/1989 of 17 November approving the Notarial tariff. ~• Administrative Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to approximately €350 plus VAT. ~• Seller's Agency Fees: Included in the sale price. ~• Buyer's Agency Fees: It is hereby informed that, in certain cases, professional fees may be payable by the buyer when property search services (PSI – Property Personal Shopper) have been contracted. NOT LINKED TO THE PURCHASE PRICE. ~For detailed information on the operation, tax rates, and allowances of ITP in Catalonia, please consult the official website of the Catalan Tax Agency at the following link:~ (please

use the form to respond) property is sold unfurnished~The owner is not considered a large property holder.~Habitability certificate reference : CHB (please use the form to respond) ~Energy certificate registry: 480PQWD56~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishstate id: **6309494**
reference:: **12-VOLIVELLA65**
close to/ located: **Olivella**
region: **Garraf**
property type: **house**
rooms: **4**
property surface: **192 m2**
surface plot: **1039 m2**
price: **€ 625.000**

contact

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