

## house for sale Peralada, Alt Empordà



In the heart of Peralada, a medieval village internationally renowned for its castle, music festival and excellent wines, we present this rustic village house facing south, full of light and opportunities.~~Located in the very centre of the town, on a quiet cul-de-sac street, it offers the peace of a silent and safe environment, with all the life and services of the village just steps away.~~The full renovation is about to start, offering you a unique opportunity: to witness your new home come to life, from beginning to end, with the confidence of a fully approved project and granted license.~~The future property will feature all modern comforts and energy solutions:~~ Efficiency and sustainability with aerothermal system and solar panels.~~ Spaces designed for light, comfort and functionality.~~ A perfect balance between rustic charm and modern design.~~The completion time is approximately 15 months, giving you the opportunity to prepare financially and plan calmly for your move.~~Purchase options:~~ If you require financing, we can provide tailored solutions, as long as you have prior savings of around 32% of the final price (including notary, registration and taxes).~~ If you do not require financing, you can purchase it immediately in its current state, with project and license already granted, negotiating the price under this modality.~~Peralada is much more than just a location: it is history, culture and quality of life. Strolling through its cobbled streets, enjoying its gastronomic offer, feeling the atmosphere of the festival or exploring the surrounding vineyards and countryside... everything here breathes authenticity and well-being.~~ Now is the time. Come and discover this unique opportunity and start imagining your new life in Peralada. Contact us and take the first step!~~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% (25.000€), 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

Spanish state id: **6295562**  
reference: **7295**  
close to/ located: **Peralada**  
region: **Alt Empordà**  
property type: **house**  
rooms: **4**  
property surface: **144 m2**  
surface plot: **44 m2**  
price: **€ 250.000**

## contact

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