

house for sale Sant Pere De Ribes, Garraf



This house has everything you could ask for in a home. ~Entering from the street, we find a garden area that connects with the entire house and a small porch that protects the main entrance. In this area, there is also a vegetable garden where you can grow your own vegetables and enjoy your harvest. ~Upon entering the central floor, we have a large living-dining room with access to a spacious terrace from which we can reach the garden with the pool area, barbecue, and whatever else you can imagine doing. This floor also has a large kitchen with an island a suite room to live 100% without moving from this floor. ~The first floor has 2 double bedrooms that share a complete bathroom in a very comfortable and original way, and we also have the master bedroom with access to a beautiful terrace. ~The entire house is south-facing and has sunlight all day, making it privileged in the area. In addition, the house has a spacious garage connected to the house where you can comfortably park cars and motorcycles, as well as a storage space, pantry, gym, and whatever else you may need. ~Do you think you can find a better house? Let's go see it! ~The property is sold unfurnished ~Transparency Clause and Breakdown of Expenses (Law 10/2025) ~SALE PRICE: €975,000 + €2117,000 (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: 6MT6SMYBG~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishstate id: **6343613**
reference:: **VSIT2137**
close to/ located: **Sant Pere De Ribes**
region: **Garraf**
property type: **house**
rooms: **4**
property surface: **218 m2**
surface plot: **568 m2**
price: **€ 975.000**

contact

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