

house for sale Sant Pere De Ribes, Garraf



Discover this bright and cozy duplex located in the heart of Sant Pere de Ribes, an ideal home for those seeking comfort, spaciousness, and the tranquility of living in a building with only four neighbors.~~On the first floor, there is a spacious living-dining room, bathed in natural light thanks to its large windows and with direct access to a balcony overlooking a pleasant square, providing a sense of space and well-being that is hard to find. Discover this bright and cozy duplex in a central, charming area, ideal for those seeking light, space, and excellent connectivity to the surroundings.~~The property stands out for its spacious living-dining room, full of natural light thanks to its large windows, with direct access to a balcony offering clear views of a lovely square, giving a rare sense of space and comfort.~~On the same floor, there is an independent kitchen, a guest toilet, a room perfect for an office or teleworking area, and the master bedroom with a full en-suite bathroom.~~On the upper floor, accessed via a wooden staircase, there is a landing leading to three additional bedrooms, a full bathroom, and a magnificent terrace with open views, perfect for enjoying the outdoors and relaxing moments.~~As an added bonus, the property includes a street-level space capable of parking up to three vehicles, a highly valued feature in the area.~~A charming, functional, and well-located home, perfect for families or anyone looking for space without giving up city-center living.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: 498.000€ + 49.800€ (Property Transfer Tax – ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as the applicable sector regulations, it is hereby stated that the indicated price does not include the costs and taxes inherent to the acquisition, which are detailed below:~• Property Transfer Tax (ITP): The applicable tax rate in the Autonomous Community of Catalonia will apply (Property value up to €600,000 = 10%; from €600,001 to €900,000 = 11%; from €900,000 to €1,500,000 = 12%; more than €1,500,000 = 13%), without prejudice to reduced rates of 5% and 7%, applicable depending on the buyer's personal circumstances. The tax is calculated on the Reference Value or the purchase price, whichever is higher. ~• Notary Fees: Notarial 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. ~For comprehensive information on the operation, tax rates, and reductions of the Property Transfer Tax (ITP) in Catalonia, you may 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: 5XNXJ2FG2~AICAT registry number: 3366 ~API number: A10580

property details

Spanishstate id: **6371676**
reference:: **VRIB236**
close to/ located: **Sant Pere De Ribes**
region: **Garraf**
property type: **house**
rooms: **6**
property surface: **116 m2**
surface plot: **- m2**
price: **€ 498.000**

contact

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