

SPANISHESTATE

<https://www.spanishestate.com/house/sant-pere-pescador-17470/6338513/>

house for sale Sant Pere Pescador, Alt Empordà



Discover this fantastic house/chalet located in a serene and peaceful residential area of Sant Pere Pescador. ~With four spacious double bedrooms, one of them en-suite, and three complete bathrooms, it offers an ideal space for families or people looking for comfort. ~The open-plan kitchen is perfectly integrated into the living/dining room, which has large windows that allow direct access to a cosy porch facing the private garden and swimming pool. This sunny setting is perfect for enjoying the outdoors while hosting meals or celebrations with family or friends.~Modern equipment includes aérothermal, solar panels, central heating and air conditioning ensuring comfort all year round. ~This property provides not only luxury but also tranquillity; its functional layout makes it an exceptionally comfortable home.~Sant Pere Pescador is a municipality in the Alt Empordà surrounded by nature... Wild beaches, routes for cycling or hiking, the Fluvià river for water sports... the Natural Park of the Aiguamolls de l'Empordà.~Come and visit us!~This property has a valid certificate of occupancy.~*Transparency and Breakdown of Costs Clause (Law 10/2025)~SALE PRICE: €495,000 + costs~In compliance with Law 10/2025, the stated price does not include the taxes and costs associated with the purchase:~ General Property Transfer Tax (ITP): 10% on €495,000 . The tax will be calculated on the higher of the cadastral reference value or the sale price.~ Notary, Land Registry and Administrative Fees: approximately between 1.5% and 2%. Fees are regulated according to official tariffs (Royal Decrees 1426/1989 and 1427/1989).~ Agency Fees: included in the sale price.~Further information on taxes and tax reductions can be found on the website of the Catalan Tax Agency: atc.gencat.cat.~

property details

Spanishestate id: **6338513**
reference:: **2240A**
close to/ located: **Sant Pere Pescador**
region: **Alt Empordà**
property type: **house**
rooms: **4**
property surface: **194 m2**

contact

real estate agent: **Martiapi**
name: **not available**
spreekt: **not available**
telefoon: **+34972773508**

surface plot:

399 m2

price:

€ 495.000