

house for sale Santa Coloma De Farners, Selva



It's possible to make Property exchange for Three houses joined together forming a single property located in this city of Santa Coloma de Farners, at 17 Mossen Jacint Verdaguer Street, consisting of ground floors and two floors, marked with numbers 34, 36, and 38. It currently also has an entrance via Passeig Sant Salvador No. 2-4; measuring two hundred and seventy-four meters and thirteen decimeters square. BOUNDARY: to the right or south, with the road from this city to Sant Hilari Sacalm, TODAY PASSEIG SANT SALVADOR; to the left, exiting north, is the house of Juan Boix; to the west, back, a property sold to Valsesco S.A. of this origin; and to the front, east, is Mossen Jacinto Verdaguer Street. It has parking, a shop downstairs, a storage room, and three bedrooms. Above the house is a loft. ~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% (59500€_), 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

Spanishstate id: **6314728**
reference:: **7305-B**
close to/ located: **Santa Coloma De Farners**
region: **Selva**
property type: **house**
rooms: **6**
property surface: **558 m2**
surface plot: **- m2**
price: **€ 595.000**

contact

real estate agent: **Kw Girona One**
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