

## house for sale Sentmenat, Vallès Occidental

Farmhouse of about 570 m2 completely to renovate and structurally reinforce, according to the land registry the construction is around the year 1900, apart from that it has warehouses of about 270 m2 and also has an old pig farm of about 710 m2 covered that does not comply with current regulations, there are several cadastral properties and the total m2 of land of the properties is about 470,000 m2 of which the majority is unproductive with pine trees and a small part of olive trees, come and see it.~ADDITIONAL INFORMATION:~The offer is subject to price changes or withdrawal from the market without prior notice.~The information provided, including surface areas, is for guidance purposes only.~Furniture, appliances, household goods, and decorative items are not included in the price. If you are interested, please consult with the sales representative.~The advertised price does not include taxes or notary and registration fees.~The buyer is responsible for paying the following taxes and expenses:~For new-build properties: VAT, Stamp Duty, notary fees, and registration and administrative fees.~For resale properties: Transfer Tax, notary fees, and registration and administrative fees.~Prior to signing the earnest money agreement, the buyer will be provided with the contact information for the property manager or community president so they are fully informed about the current and future status of the property within the community.~In the event of any future special assessments, these will be the responsibility of whoever owns the property at the time they are levied. Regarding the physical condition of the property, it will be delivered as it is in the condition you see during your visit, when you can verify the functionality of all its features.~Request information from the sales representative.~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: [Insert Retail Price + EXPENSES] €~In compliance with the information obligations established in Law 10/2025 of December 28, on customer service and transparency, as well as current 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 tax rate in force in the Autonomous Community of Catalonia will be applied (Property Value up to €600,000 = 10% (CALCULATION \_\_\_), from €600,001 to €900,000 = 11%, from €900,000 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5%, and the 7% (applicable depending on the buyer's personal circumstances or the property's characteristics). The tax is levied on the higher of the Cadastral Reference Value or the sale price.~• 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 Notarial Tariff.~• Despeses de Registre: La inscripció al Registre de la Propietat es facturarà segons l'aranzel oficial establert a l'ANNEX I, del Reial decret 1427/1989, de 17 de novembre, pel qual s'aprova l'aranzel Notarial.~• Despeses de Gestió (Gestoria): Els honoraris per la tramitació administrativa, liquidació d'impostos i inscripció registral ascendeixen segons qui faci el tràmit que pot anar des de 160€ fins als 360€ aproximadament € (IVA inclòs).~• Honoraris Agència del Venedor: inclosos al PVP.~Per a una informació exhaustiva sobre el funcionament, els tipus impositius i les bonificacions de l'ITP a Catalunya, podeu consultar el portal oficial de l'Agència Tributària de l'Agència Tributària Catalana, (please use the form to respond )

**property details**

**contact**

Spanishstate id: **6186765**  
reference:: **06970**  
close to/ located: **Sentmenat**  
region: **Vallès Occidental**  
property type: **house**  
rooms: **5**  
property surface: **1550 m2**  
surface plot: **470000 m2**  
price: **€ 515.000**

real estate agent: **finques ebre mont**  
name: **finques ebre mont**  
spreekt: **English, Spanish**  
telefoon: **+34977743048**