

## house for sale Sils, Selva



Build your dream retreat on this exceptional 2,000 m2 corner estate in the heart of La Coma, Sils! With an 81 m2 house and significant subdivision potential, it is the perfect blank canvas for investors or those seeking a bespoke project in nature. Enjoy absolute tranquility and world-class golf, with seamless connectivity to both vibrant Girona and the stunning Costa Brava beaches. This sun-filled property offers unmatched privacy and space, where forest serenity meets the Mediterranean lifestyle just minutes away. Your future starts here—don't miss this unique opportunity: contact me today to explore its endless possibilities!~~~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% (CÁLCULO19.500€), 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 1200 € (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

6325495

### contact

real estate agent: **Kw Girona One**

id:  
reference:: **7372OVS**  
close to/ located: **Sils**  
region: **Selva**  
property type: **house**  
rooms: **3**  
property surface: **81 m2**  
surface plot: **2141 m2**  
price: **€ 175.000**

name: **not available**  
spreekt: **not available**  
telefoon: **+34644472277**