

house for sale Sitges, Garraf



We present this magnificent property of 287 m2 built area, ideal for those who wish to combine spaciousness, privacy, and proximity to the town center. Located in a well-established and highly sought-after residential area, it allows you to enjoy tranquility without sacrificing the convenience of being just minutes from the center.~~Strategic location:~The property is just a 5-minute walk from the center of Sitges, with immediate access to shops, schools, medical center, supermarkets, and sports facilities. A location that makes daily life easier while ensuring a high quality of life.~~Functional and bright layout:~~Main floor:~The entrance leads to a pleasant front terrace of approximately 15 m2. Inside, the floor is designed for everyday living and social gatherings: a spacious independent kitchen, a guest toilet, and a large living-dining room with excellent visual connection and direct access to the exterior. From this floor, there is also access to a private 25 m2 garage.~~First floor – Sleeping area:~It features four double bedrooms, all with good natural light, and two full bathrooms, offering comfort and versatility for families or those needing additional space for an office or guests.~~Top floor – Multi-purpose space with terrace:~On the upper floor, we find a spacious room of approximately 35 m2, perfect as a master suite, studio, or leisure room, with direct access to a private 25 m2 solarium terrace offering open views and abundant natural light.~~Outdoor spaces and surroundings:~The property includes a pleasant garden-terrace of approximately 60 m2, ideal for outdoor dining, a chill-out area, or a play space. Its unobstructed sea and mountain views provide a sense of openness and serenity that is hard to find so close to the center.~~A complete property with an excellent layout, generous outdoor spaces, and a privileged location — perfect as a primary residence or second home on the coast.~~Transparency Clause and Cost Breakdown (Law 10/2025)~SALE PRICE: €1,060,000 + €127,200 (Property Transfer Tax - ITP)~~In compliance with the information obligations established under Law 10/2025, of 28 December, on customer service and transparency, as well as applicable sector regulations, it is stated that the indicated price does not include the expenses and taxes inherent to the purchase, which are detailed below:~~Property Transfer Tax (ITP)~Notary fees~Land Registry fees~Administration fees (gestoría)~Seller's agency fees~~For detailed information regarding the operation, tax rates, and possible rebates of the ITP in Catalonia, you may consult the official website of the Catalan Tax Agency at:~ (please use the form to respond) property is sold unfurnished.~The owner is not a large property holder.~Habitation certificate reference: CHB (please use the form to respond) ~Energy certificate registration: 8RSGHBORS~AICAT registration number: 3366~API number: A10580

property details

contact

Spanishestate **6355016**
id:
reference:: **VSIT2571**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **5**
property surface: **287 m2**
surface plot: **891 m2**
price: **€ 1.060.000**

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