

house for sale Sitges, Garraf



We are pleased to present one of those homes where everyday living is truly enjoyable. Located in the excellent area of La Plana, the property benefits from a fantastic location just minutes from the centre of Sitges, bus and train stations, the beaches and all local amenities. Everything can easily be reached on foot.~~The apartment offers almost 90 m2 of living space, distributed as follows: upon entering, we find a spacious entrance hall that leads to the different rooms. The fully equipped kitchen is generously sized and connects directly to the living room and the side garden, creating a very practical and comfortable living area.~~The living room is bright and spacious, with direct access to a covered terrace and the spectacular garden surrounding the property, offering more than 200 m2 of outdoor space to enjoy all year round.~~The sleeping area includes two double bedrooms and a full bathroom with a bathtub. In addition, there is a master bedroom with built-in wardrobes and a private bathroom, which also provides direct access to the garden.~~As this is a corner property, all rooms benefit from abundant natural light and lovely views of the garden that surrounds the home.~~As an added bonus, at the back of the garden there is a small 12 m2 garden house, ideal as a home office, children's playroom or practical storage space.~~The property is sold with 1 parking space in the same building.~~The communal area is very spacious and features a large swimming pool, which can be accessed directly from the property.~~Don't miss the opportunity to visit it — you'll love it!~~The property is sold unfurnished.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €795,000 + €84,450 (ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as the applicable sector regulations, it is hereby stated that the indicated price does not include the costs and taxes inherent to the acquisition, which are detailed below:~• Property Transfer Tax (ITP) ~• Notary Fees~• Land Registry Fees~• Administrative Management Fees (Gestoría)~• Seller's Agency Fees: Included in the sale price. ~For comprehensive information on the operation, tax rates, and reductions of the Property Transfer Tax (ITP) in Catalonia, you may consult the official website of the Catalan Tax Agency at the following link: (please use the form to respond) property is sold unfurnished~The owner is not considered a large property holder.~Habitability certificate reference : CHB (please use the form to respond) ~Energy certificate registry: QF6CTQSVT~AICAT registry number: 3366 ~API number: A10580~

property details

contact

Spanishstate **6360896**
id:
reference:: **VSIT2587**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **3**
property surface: **88 m2**
surface plot: **- m2**
price: **€ 795.000**

real estate agent: **Grup Living Sitges**
name: **Jaume Domingo**
spreekt: **English, French, Spanish**
telefoon: **+34931185777**