

house for sale Sitges, Garraf



Located in a privileged and serene setting on one of the main streets of the development, this bright rustic style property built in 1999 offers endless possibilities.~It features three spacious double bedrooms, two full bathrooms, a cozy living room with a built-in fireplace, an independent kitchen, and a 114 m2 garage on the basement level ideal for converting into a multipurpose room, office, or open space to suit your needs.~Outside, the house boasts two garden areas.~On the main floor, a garden with a vegetable patch, built-in barbecue, and sea views becomes the perfect spot to relax or enjoy family time and even an ideal space to build a pool while taking in the wonderful views.~On the lower floor, another green area also offers the potential for a vegetable garden.~All rooms are exterior-facing and south-oriented, ensuring excellent natural light throughout the day.~It includes practical built-in wardrobes, stoneware floors, stone accents, and quality wood finishes that bring warmth and functionality to every corner of the home.~A home with soul perfect for those dreaming of living in a peaceful setting without giving up comfort and good connectivity.~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €685,000 + €75,350 (Property Transfer Tax – 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): The applicable tax rate in the Autonomous Community of Catalonia will apply (Property value up to €600,000 = 10%; from €600,001 to €900,000 = 11%; from €900,000 to €1,500,000 = 12%; more than €1,500,000 = 13%), without prejudice to reduced rates of 5% and 7%, applicable depending on the buyer's personal circumstances. The tax is calculated on the Reference Value or the purchase price, whichever is higher. ~• Notary Fees: Notarial fees will be calculated in accordance with the official tariff regulated in Annex I of Royal Decree 1426/1989 of 17 November approving the Notarial tariff. ~• Land Registry Fees: Registration in the Land Registry will be charged according to the official tariff established in Annex I of Royal Decree 1427/1989 of 17 November approving the Notarial tariff. ~• Administrative Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to approximately €350 plus VAT. ~• 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: 12BRPJSMR~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishstate **6376791**
id:
reference:: **VSIT2335**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **3**
property surface: **102 m2**
surface plot: **432 m2**
price: **€ 685.000**

contact

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