

## house for sale Vilanova I La Geltrú, Garraf



GRUP LIVING is pleased to present this exclusive house in the La Geltrú area with a Tourist License. Built in 1960 and renovated in 2023, the property perfectly combines the charm of traditional Catalan architecture with a contemporary, modern, and functional design.~~The renovation has carefully preserved unique elements such as the original doors and stained-glass windows, the high Catalan vaulted ceilings, hydraulic tile floors, and wooden beams, features that provide an authentic and distinctive character. All this in a privileged setting that allows you to enjoy urban living with calm and quality.~~The house is distributed over three floors and offers three spacious and bright bedrooms, two full bathrooms, and several terraces that provide independence and pleasant outdoor spaces. The vaulted ceilings, so representative of Catalan architecture, coexist harmoniously with contemporary finishes and designer details.~~Upon entering the property, you are welcomed by a pleasant double-height hall that immediately reflects the style and uniqueness of the home, leading to a large open-plan space designed as a cellar or multipurpose room, ideal as a leisure area, office, gym, or playroom.~~With approximately 244 m2 built, the house offers generous and versatile rooms, designed both for family life and for those seeking spaciousness and personality. The main floor opens onto a spectacular living-dining room with an integrated kitchen, creating a warm and highly functional atmosphere.~~Finally, the attic floor offers a large and very bright space with high sloped ceilings that add character and warmth. A versatile area that can be used as a loft, converted into two additional bedrooms, or transformed into a fully customized space according to your needs.~~The location is simply unbeatable: just 15 minutes from the beach, 10 minutes from the train station, and surrounded by all services, including shops, restaurants, schools, and leisure areas.~~A unique opportunity to live in a house with soul, character, and all modern comforts in the heart of Vilanova i la Geltrú.~~Transparency Clause and Cost Breakdown (Law 10/2025)~SALE PRICE: €450,000 + €45,000 (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: ZYZWZ4D5D~AICAT registration number: 3366~API number: A10580

## property details

Spanishstate id: **6351804**  
reference:: **12-VVNG87**  
close to/ located: **Vilanova I La Geltrú**  
region: **Garraf**  
property type: **house**  
rooms: **4**  
property surface: **244 m2**  
surface plot: **119 m2**  
price: **€ 450.000**

## contact

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