

plot for sale Sils, Selva



Fenced Estate with Two Houses, Pony, Tractor, and Farm Machinery in Sierra de Valcarena, Sils~**Cadastral Reference: ** 17205A (please use the form to respond) KD ~**Location:** Plot 11 / Parcel 6, Can Barraca, Sils, Girona ~**Type:** Rustic / Agricultural | **Built Surface:** 297 m2 | **Reference Year:** 1986 ~~This rustic estate is located in the peaceful and picturesque **Sierra de Valcarena**, within the municipality of Sils, Girona. The property offers a privileged natural setting surrounded by pine trees, fruit trees, and varied vegetation—ideal for those seeking a retreat or a rural tourism project.~### Property Features:~* **A) Main House:** A two-story building (ground floor and first floor) pending renovation, offering great residential potential. It features 215 m2, electricity, and water connection. Constructed with hollow concrete blocks and a fully laid foundation. Materials to finish the work are included.~* **B) Prefabricated House:** Built with aluminum materials and ready for immediate use. It includes 2 bedrooms, 1 bathroom, a storage room, and a fireplace.~* **Water Wells:** Two wells in total, providing supply for the estate and crops (currently not in operation).~* **Vegetable Garden Area:** Completely fenced, perfect for farming or a private garden.~* **Lake:** Currently dry, offering possibilities for restoration as a landscaping feature.~* **Tractor and Machinery:** Equipment included for agricultural tasks and land maintenance.~* **Land:** Filled with shrubland, pines, and fruit trees, allowing for the development of gardens, leisure areas, or building extensions.~This estate is perfect for **agricultural residential use** thanks to its location, size, and the versatility of its buildings and land.~### Legal and Tax Disclosure~In compliance with the information obligations set forth in **Law 10/2025, of December 28**, on customer service and transparency, please note that the indicated price does **not** include the expenses and taxes inherent to the acquisition, which are broken down below:~* **Property Transfer Tax (ITP):** The current tax rate in the Autonomous Community of Catalonia will apply. (Property value up to €600,000 = **10%** (€32,500)). This is without prejudice to reduced rates of 5% or 7% based on the buyer's personal circumstances, or 3% to 4% for the purchase of a primary residence in municipalities with fewer than 5,000 inhabitants, provided legal requirements are met. The tax is calculated on the higher of the Cadastral Reference Value or the sale price.~* **Notary Fees:** Calculated according to the official tariff regulated by Royal Decree 1426/1989.~* **Registry Fees:** Registration in the Property Registry will be invoiced according to the official tariff established by Royal Decree 1427/1989.~* **Management Fees (Gestoría):** Administrative processing, tax settlement, and registration fees amount to [Insert approximate amount] € (VAT included).~* **Seller's Agency Fees:** Included in

the retail price (PVP).~* ****Buyer's Agency Fees:**** Please note that professional fees may apply to the buyer in cases where \"Property Search\" or \"Personal Shopper Real Estate\" (PSI) services have been contracted. These are ****not**** linked to the purchase price.~~For exhaustive information on ITP rates and bonuses in Catalonia, please consult the official portal of the Tax Agency.~-----~

property details

Spanishestate **6325459**
id:
reference:: **7340-_SILS**
close to/ located: **Sils**
region: **Selva**
property type: **plot**
rooms: **3**
property surface: **297 m2**
surface plot: **30511 m2**
price: **€ 325.000**

contact

real estate agent: **Kw Girona One**
name: **not available**
spreekt: **not available**
telefoon: **+34644472277**