

semi-detached house for sale Arbúcies, Selva



****Townhouse in Arbúcies: Your dream project awaits!****~~Discover this charming townhouse in the heart of Arbúcies, a town surrounded by nature and with endless trails to explore. With a constructed area of 129 m² and a 91 m² plot, this property is a unique opportunity for those looking for a tailor-made renovation project. The house, which dates back to 1830, is almost completely demolished, allowing you to unleash your creativity and design the perfect home. The property has a preliminary renovation project completed.~~The current layout offers multiple possibilities: ground floor, first floor, second floor, and loft, all without horizontal divisions. Imagine creating a cozy space with a beautiful patio at the back/side, ideal for enjoying the outdoors. Although parking is not permitted, the location is unbeatable, with all services within easy reach and just 30 km from the Costa Brava.~~Arbúcies is known for its natural beauty and proximity to major transport routes. Just 15 km from the motorway entrance, 40 minutes from Girona, and 1 hour from Barcelona, this is the perfect place to unwind and enjoy the tranquility of the surroundings. Don't miss the opportunity to transform this house into the home you've always dreamed of. Contact us for more information and come visit!~~In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as current sectoral regulations, it is stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below:~~~ Property Transfer Tax (ITP): The current tax rate in the Autonomous Community of Catalonia will apply (Property Value up to €600,000 = 10% (4.500€___), from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable depending on the buyer's personal circumstances or the property's characteristics, or the reduced rates of 3% or 4% applicable, under legally established terms, for the acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements of current regulations are met. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.~~~ Notary Fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notary tariff.~~~Registry Expenses: Registration in the Property Registry will be invoiced according to the official tariff established in ANNEX I of Royal Decree 1427/1989, of November 17, which approves the tariff for Property Registrars.~~~ Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to 600€ (VAT included).~~~ Seller's Agency Fees: Included in the retail price (PVP).~~~ Buyer's Agency Fees: Please note that professional fees may be charged to the buyer in cases where real

estate personal shopper (PSI) services have been contracted. NOT LINKED TO THE PURCHASE PRICE.~~For exhaustive information on the operation, tax rates, and ITP bonuses in Catalonia, you can consult the official portal of the Catalan Tax Agency: (please use the form to respond)

property details

Spanishstate id:	6384767
reference::	7247SRP
close to/ located:	Arbúcies
region:	Selva
property type:	semi-detached house
rooms:	3
property surface:	129 m2
surface plot:	129 m2
price:	€ 41.000

contact

real estate agent:	Kw Girona One
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spreekt:	not available
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