

semi-detached house for sale Sant Hilari Sacalm, Selva



Discover the townhouse of your dreams in the heart of the town! A HOUSE AND BUSINESS PREMISES WITH A LARGE GARAGE ALL IN ONE. This real estate gem, with an unbeatable location, offers natural light in every corner. With a total of 425 m2 built area, this home features 5 double bedrooms, all exterior and with built-in wardrobes, as well as 2 full bathrooms and a guest toilet. The large dining room invites you to enjoy unforgettable moments with direct access to a spacious 66.25 m2 terrace, from where you can delight in the open views.~~The kitchen is fully equipped with modern appliances and features a cozy fireplace, perfect for winter evenings, also with access to the terrace. On the ground floor, you'll find a spacious garage, a workshop, a commercial space, a guest toilet, an office, and a machine room.~~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% (29.800€_), 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) upper floor has an unrenovated loft of approximately 70 m2, a space with many possibilities.~~~The house has independent access

from two streets. It is adapted for people with reduced mobility. For added comfort, the house has oil heating, aluminum exteriors, and electric shutters (on large windows). Security is also guaranteed with bars in the lower areas and an alarm system.~~Built in 1987 and maintained in excellent condition, this property is ideal for those seeking quality and comfort. Located close to all amenities and just two minutes from the entrance to the Eix Transversal de Catalunya, this house is perfect for nature and mountain lovers, located in the wonderful area of Les Guilleries - Montseny. Don't miss the opportunity to live in a unique and well-connected setting. Come visit and fall in love!

property details

Spanishstate id:	6275430
reference::	7256SRP
close to/ located:	Sant Hilari Sacalm
region:	Selva
property type:	semi-detached house
rooms:	5
property surface:	300 m2
surface plot:	425 m2
price:	€ 294.000

contact

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