

semi-detached house for sale Saus, Oviedo



We present to you Can Perich, a unique Catalan farmhouse that combines the charm of its historical legacy with the comforts of the present. This majestic property, mentioned in documents dating back to 1333, stands as a living testimony of time, ideal for those looking for a home with soul and history.~A century-old legacy~Originally known as Ça Roca, this farmhouse was home to the Huguet family, whose origins are intertwined with the tradition of the region. The inscriptions engraved in stone reveal the longevity of this house:~ At the main entrance, an inscription recalls: \"Miquel Huguet me fecit 1726\".~ The keystone of the portal bears the date 1724, while the windows display engravings with the years 1686 and 1705.~ These details not only reinforce the authenticity of the farmhouse, but tell a story that can be felt in every stone of its solid walls. Its current name, Can Perich, comes from the farmers who lived there in later times.~Architecture that surprises~In its foundations, the property preserves rock formations that gave rise to the original name, a distinctive detail that connects the construction with the land itself. In addition, successive renovations have transformed this farmhouse into a functional and modern home, without losing an iota of its historical character.~A house to enjoy and share~Beyond its rich history, Can Perich is a space designed to enjoy life.~Large common areas such as the living-dining room with fireplace and a renovated kitchen that invites you to create unforgettable gastronomic experiences.~7 double bedrooms distributed with charm and connected to private terraces that offer spectacular views.~An outdoor patio and garden perfect for events, relaxation or family activities, complemented by a 10x5 meter pool that completes this private oasis.~Unbeatable location~Strategically located, the property is just 25 minutes from the beach, 26 minutes from Figueres and 8 minutes from the entrance to the AP-7 motorway.~A unique opportunity~If you are looking for something more than just a home, Can Perich offers you a home full of history, character and an ideal setting to enjoy tranquility without giving up comfort.~Discover the magic of Can Perich~This farmhouse is not just a property, it is a habitable work of art. Contact us now and let yourself be captivated by its history, its architecture and its possibilities. Your Mediterranean dream awaits you at Can Perich!~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% (CÁLCULO 87.780€), 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)

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property details

Spanish state id:	6264543
reference::	7135
close to/ located:	Saus
region:	Oviedo
property type:	semi-detached house
rooms:	8
property surface:	840 m2
surface plot:	10000 m2
price:	€ 798.000

contact

real estate agent:	Kw Girona One
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spreek:	not available
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