

## semi-detached house for sale Terrades, Alt Empordà



We present you with an exceptional property that was formerly a restaurant, which you can transform into a spacious and bright ground floor dwelling with rustic charm.~With its ample spaces and abundant natural light, this property offers the perfect setting to create a cosy and versatile residence in the heart of Terrades. Architectural elements such as high ceilings with stone walls preserve the traditional charm of Catalan architecture. ~The open-plan design allows you to adapt the spaces to your needs, including a spacious living and dining area; adjacent is the old haystack, where you can build the rest of the house.~The extensive garden is a private oasis where you can enjoy the outdoors with a rustic touch. Ideal for al fresco dining or simply relaxing surrounded by nature.~Terrades is a village with a warm and welcoming atmosphere, perfect for those looking for a quiet life close to nature. Enjoy breathtaking landscapes and Catalan culture in this charming region of Alt Empordà.~Don't miss the opportunity to turn this space into your ideal rustic-style home in Terrades. Contact us today for more details and to start planning your next residential adventure - your new home is waiting for you!~~~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 31.500), 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.~

## property details

Spanishstate id: **6368930**  
reference:: **7026**  
close to/ located: **Terrades**  
region: **Alt Empordà**  
property type: **semi-detached house**  
rooms: **1**  
property surface: **253 m2**  
surface plot: **700 m2**  
price: **€ 315.000**

## contact

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