

## villa for sale Arbúcies, Selva



**\*\*Semi-detached house in the heart of Arbúcies: Tu Nuevo Hogar Espera por Ti\*\***~~Discover this charming semi-detached house in the center of Arbúcies, located in a quiet area with very few neighbors. With 148 useful m2 distributed over two floors, this home offers an ideal space to enjoy family life. The ground floor has a cozy living room with fireplace and exit to the terrace, an equipped kitchen, a laundry room, a double bedroom, as well as a bathroom and access to a patio with a beautiful barbecue area. On the upper floor, you will find three large double bedrooms, a full bathroom and a loft area perfect for a study, office, gym, cinema room...~~The property boasts beautiful open views and an orientation that guarantees sunshine throughout the day. It includes a 26 m2 enclosed garage.~~There is also the option to purchase the adjacent plot of approximately 500 m2, which is completely flat, fenced on three sides, and has a carport for three vehicles. This plot is suitable for building a detached house or two semi-detached houses. Price is separate; please inquire if interested.~~The aluminum exteriors with double glazing and the stoneware floors on the ground floor, together with parquet on the upper floor, ensure comfort and style. In addition, it has diesel heating for colder days. This is a unique opportunity to live in the center of Arbúcies, surrounded by nature and with all the comforts you need. Arbúcies is a town with all services such as CAP, shops, schools, supermarkets, etc., as well as having a bus line, being 15 minutes from the AP7 entrance, 10 minutes from the Eix Transversal de Catalunya and 30 minutes from the Costa Brava. Don't miss this opportunity and come visit it!~~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% (24500€), 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

Spanishestate **6321071**  
id:  
reference:: **7308SRP**  
close to/ located: **Arbúcies**  
region: **Selva**  
property type: **villa**  
rooms: **4**  
property surface: **148 m2**  
surface plot: **100 m2**  
price: **€ 245.000**

## contact

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