

villa for sale Arbúcies, Selva



Discover your new home in Arbúcies! This charming detached house, located in a quiet area in the center of town, offers 179.92 m² distributed over two floors full of comfort. On the ground floor, measuring 90.26 m², you'll find a large garage with capacity for three cars, two rooms that were once bedrooms, a full bathroom, and a practical pantry. The first floor, measuring 89.66 m², will surprise you with a bright living-dining room with access to a balcony, a separate kitchen equipped with a pantry and access to a balcony, three double bedrooms, two of which overlook the brightly lit front facade, and a bathroom equipped with a bathtub and shower. The terrazzo floors and woodwork add a classic touch to the home, while the ducted fireplace promises warm and cozy winter nights. You can also enjoy a large garden and a 426 m² building plot (not included in the price), perfect for your future projects. The location is unbeatable: just 15 minutes from the highway, 30 minutes from the Costa Brava, 40 minutes from Girona, and one hour from Barcelona, in addition to being centrally located. The house has all the public services available in the town and offers a unique opportunity to purchase the plot along with the property. Ideal for families seeking space, tranquility, open views, and a connection with nature, thanks to the numerous water and mountain routes in the area. Don't miss this unique opportunity. Call for information without obligation. Ask for a special price for the purchase of the house and the adjacent plot.

~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% (24.900€, 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 **6325452**
id:
reference:: **7266SRP**
close to/ located: **Arbúcies**
region: **Selva**
property type: **villa**
rooms: **3**
property surface: **200 m2**
surface plot: **200 m2**
price: **€ 240.000**

contact

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