

villa for sale Bàscara, Alt Empordà



Discover the farmhouse of your dreams in Orriols, Bàscara! This rustic gem, just 2 minutes from the motorway entrance and 15 minutes from Girona, offers the perfect combination of tranquility and accessibility. With 735 m² of built area (650 m² usable area) across two floors, the farmhouse features a spacious kitchen with a fireplace, a dining room with a wine cellar, and multiple rooms to suit your needs. Enjoy one bedroom on the ground floor and four upstairs, one with a double living room and access to a large terrace with stunning views. It has two bathrooms, one on each floor, complete with a bathtub and a spacious entrance/distributor area.~~The price includes 15 adjoining plots, ideal for agricultural cultivation, and an outdoor setting that will leave you speechless: a swimming pool, two ponds, and a well. The property also features a barn, storage rooms, pantries, and a garage for several vehicles. The tiled floors and wooden exteriors add an authentic and welcoming touch. With exposure in all directions, you'll enjoy sunlight all day long. This farmhouse is perfect as a permanent home, an investment, or even a restaurant business. The possibilities are endless!~~Although it needs renovation, it could be moved in and gradually renovated to suit your taste.~~Come visit it and fall in love with its unique charm.~~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% (59.000€), 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 **6373647**
id:
reference:: **7271SRP**
close to/ located: **Bàscara**
region: **Alt Empordà**
property type: **villa**
rooms: **5**
property surface: **650 m2**
surface plot: **650 m2**
price: **€ 550.000**

contact

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