

villa for sale Bellcaire D'emporda, Baix Empordà



Discover this architectural gem from the 18th century, located in a privileged setting between Bellcaire d'Empordà and L' Escala. This traditional Catalan farmhouse, known as Mas La Casanova, offers a unique opportunity for those who dream of a renovation project in the middle of nature, next to the wonderful beaches of the Costa Brava.

~~Main features:~

- Land area: Rustic land, mostly dedicated to crop fields, ideal for agricultural or leisure activities.
- Constructions: The property has a main farmhouse that preserves original architectural elements such as stone arches and ceilings with wooden beams. It also has several agricultural annexes, including warehouses and barns, offering multiple possibilities for use.
- Construction status: The farmhouse requires comprehensive renovation, allowing it to be adapted to the needs and tastes of the new owner, whether as a private residence, rural tourism establishment or any other charming project.
- Privileged location:~
- Natural environment: Located within the Montgrí, Medes Islands and Baix Ter Natural Park, the property offers an atmosphere of tranquility and scenic beauty, ideal for nature lovers.
- Proximity to the sea: Despite being located in the municipality of Bellcaire d'Empordà, the farmhouse is closer to l'Escala, allowing you to enjoy its beaches and services in a matter of minutes.
- Other features:~
- Supplies: Water can be supplied by pumping from the irrigation canal for the fields, while the farmhouse used to have cisterns. Currently, it is not connected to the electricity grid, but there is a low-voltage connection nearby, facilitating its installation.
- Accessibility: The property is accessible via the Termes or Estany roads, offering good communication with nearby towns and the main roads in the region.

~~A unique opportunity for lovers of farmhouses with history and charm, who are looking for a rehabilitation project in a privileged natural environment and a short distance from the sea.

~~For more information or to arrange a visit, do not hesitate to contact us.

~~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 119.640€), 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

Spanishstate id:	6366807
reference::	7185
close to/ located:	Belcaire D'emporda
region:	Baix Empordà
property type:	villa
rooms:	3
property surface:	960 m2
surface plot:	100000 m2
price:	€ 997.000

contact

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