

villa for sale Borrassà, Alt Empordà



There are places that seem to have waited decades for someone to look at them with the eyes of those who can see beyond the stone. In Vilamorell, sheltered by the silence and serenity that only the Empordà can offer, stands Mas Nicolau. This is not merely a property to be restored; it is a sanctuary that holds within its walls the promise of a slow and authentic life. ~~The cottage sits upon a generous plot of 1,187 square meters, a canvas of fertile land where privacy becomes the greatest of luxuries. Imagine a garden where the northern wind arrives only as a gentle caress, a space vast enough to watch cypresses grow, to install a swimming pool reflecting the azure sky, or to create a kitchen garden that reconnects you with the cycles of nature.~~The architecture of the house, divided into two floors, preserves the essence of constructions built to last forever. Every corner invites the imagination. The ground floor could house high-ceilinged lounges where the afternoon light enters warm and golden, while the upper floor is the ideal setting for a restful retreat, where the silence of the night is absolute.~~Undoubtedly, the emotional heart of this piece is its sun-drenched terrace. An elevated space where time seems to stand still. It is the perfect vantage point to watch the sun set over the horizon of Vilamorell, the place where al fresco dinners stretch into the early hours and where the Mediterranean light floods everything each morning.~~Restoring Mas Nicolau is an act of romanticism and, at the same time, a decision of subtle intelligence. It is the opportunity to rescue a small gem from the past and endow it with every contemporary comfort, creating a home unlike any other. This is a project with extraordinary potential for someone who is not just looking for a house, but for a place to write their own history.~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 39.900), 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:.

property details

Spanishestate **6366808**
id:
reference:: **7397**
close to/ located: **Borrassà**
region: **Alt Empordà**
property type: **villa**
rooms: **4**
property surface: **458 m2**
surface plot: **1187 m2**
price: **€ 169.385**

contact

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