

villa for sale Esponellà, Pla De L'estany



In the sought-after village of Vilert, on the banks of the Fluvià river, lies this authentic stone and wood farmhouse, an architectural gem awaiting a prestigious restoration project. The interior is a journey back in time: spacious rooms bathed in natural light, imposing exposed stone walls, original beams and rammed earth floors that preserve all the essence of traditional Catalan construction.~~The property stands out for its idyllic setting, embraced by its own woodland that descends right to the riverbank. Its stone-vaulted rooms are the perfect spot for a wine cellar or a unique relaxation area. It is an absolute haven of peace, where the riverside landscape streams in through every window, ideal for those seeking exclusivity, history, and a complete connection with nature.~~Don't miss out on this unique property in the area. Contact us for more information!~~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 26.000€), 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

Spanishstate id: **6364095**
reference:: **7408**
close to/ located: **Esponellà**
region: **Pla De L'estany**
property type: **villa**
rooms: **6**
property surface: **390 m2**
surface plot: **3426 m2**
price: **€ 260.000**

contact

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