

villa for sale Lloret De Mar, Selva



Cozy house with 3 floors, each measuring 55 m2. On the ground floor, you will find a bedroom, living room, kitchen, bathroom, and an interior terrace. On the first and second floors, there are two double bedrooms, a kitchen, bathroom, and living room. It also features a communal rooftop terrace with a laundry area.~Located in a central and well-connected area of Lloret de Mar.~~A bright and comfortable space, perfect for living all year round or enjoying as a second residence. Its functional layout and warm atmosphere make it an ideal option for couples, small families, or as an investment.~It is currently rented out to several families.~~Don't miss the opportunity to discover it!~~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 29500€), 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)

Spanishestate **6325464**
id:
reference:: **7347-Lloret_**
close to/ located: **Lloret De Mar**
region: **Selva**
property type: **villa**
rooms: **5**
property surface: **169 m2**
surface plot: **- m2**
price: **€ 295.000**

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