

villa for sale Montagut, Garrotxa



Only for nature lovers in its purest state, in a mountain landscape with an area of 203,22 hectares of land oak forests, we find this large Masia Pairal located on the mountain of Santa Bàrbara, in a municipality of the region of La Garrotxa, in the counties of Girona, in the sector of Alta Garrotxa, where we find the hermitage that gives its name to the place and from which you can enjoy a unique spectacle with privileged views of the pre-Pyrenees mountain range. ~ ~ This property has a special charm and preserves the spirit and distribution of the great Catalan farmhouses. An imposing and robust main building plus a large annex building, a barn, corrals and other buildings, plus its era, form an architectural ensemble -of which the real estate market will rarely make available to you- and is ideal for lovers of the reconstruction of this typology of properties. The roof is partially restored and is in good condition. ~ ~ If you want to have a property that is designed to LIVE -in the broadest sense of the word-, which means enjoying the quality of life we all deserve, its peace and quiet, its exteriors with superb views, here you have it! ~ ~ ~ Private property located in a spectacular mountain setting twenty-three kilometers from Olot, fifty kilometers from Figueres, sixty-two kilometers from Girona city and sixty-three kilometers from the best beaches of the Costa Brava. ~ ~ What are you waiting for? Live 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 143.400€), 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 **6325461**
id:
reference:: **7364**
close to/ located: **Montagut**
region: **Garrotxa**
property type: **villa**
rooms: **8**
property surface: **1358 m2**
surface plot: **2032221 m2**
price: **€ 1.195.000**

contact

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