

villa for sale Palamós, Baix Empordà



This charming, recently renovated 272 m2 corner house in the heart of one of the most sought-after towns on the Costa Brava has a large 40 m2 terrace and excellent south, east and west exposure.~~Renovated in 2020 and comprising 4 floors:~~GROUND FLOOR (GARAGE AVAILABLE)~A spacious entrance hall with a Catalan vaulted ceiling welcomes us and connects to a multifunctional room, the utility and machinery room, and a guest toilet.~This floor has the possibility of a garage.~~MAIN FLOOR ~It includes a spacious living-dining room with access to two balconies, along with a practical separate kitchen and a full bathroom.~~SECOND FLOOR ~Here we find the master bedroom, a separate bathroom with shower and another very bright double bedroom. All connected by a cosy library lounge, which could be converted into another spacious bedroom.~~UPPER FLOOR AND 40 m2 TERRACE~The upper floor has a fourth double bedroom and access to the sunny terrace with views of the bell tower. The terrace is the main feature of this property, offering endless possibilities, fantastic sunsets and plans for enjoyment in the heart of one of the most sought-after towns on the Costa Brava.~~It also has a second 29 m2 terrace and pre-installation for solar panels.~~LOCATION~On one of the quietest streets in Palamós, just a few metres from all amenities and shops.~~~ Within a 100-metre radius: Pharmacy, bakery, local shops, tobacconist, etc.~ Calle Mayor 80 metres away~ Town hall 100 metres away~ Beaches 300 metres away~ Costa Brava Yacht Club 400 metres away~ Hospital 800 metres away~ Four schools (state and state-subsidised private) between 600 and 1000 metres away~~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% (58500€), 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 1.200€ (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 **6342903**
id:
reference:: **7389WCD**
close to/ located: **Palamós**
region: **Baix Empordà**
property type: **villa**
rooms: **4**
property surface: **272 m2**
surface plot: **69 m2**
price: **€ 570.000**

contact

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