

villa for sale Riumors, Alt Empordà



Located in the peaceful village of Riumors, this property presents an exceptional opportunity for those looking for a renovation project in the Alt Empordà. The property stands out for its impressive 3,260 m² plot, offering a high degree of privacy.~~The main building is a twostorey house. Its current layout features a bright entrance hall, a living area on the ground floor, and an upper floor with two bedrooms and a terrace offering unobstructed views of the Empordà countryside.~~The real added value of the property lies in its more than 340 m² of outbuildings. Four separate outbuildings of varying sizes, notably a large central building of 212 m² with a porch, offer unrivalled versatility. These spaces are ideal for conversion into art studios, workshops, storage areas, etc. It also comprises three adjoining rural properties totalling over 2,500 m².~~Located just a few minutes from the beaches of the Costa Brava and Figueres, this property combines the tranquillity of a rural setting with the convenience of all amenities just a few minutes away. A smart investment to transform a solid structure into a bespoke retreat, complete with a courtyard of extraordinary dimensions.~~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 19.990), 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 **6376342**
id:
reference:: **7436**
close to/ located: **Riumors**
region: **Alt Empordà**
property type: **villa**
rooms: **3**
property surface: **134 m2**
surface plot: **6010 m2**
price: **€ 199.900**

contact

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