

villa for sale Sant Aniol De Finestres, Garrotxa



We present a unique opportunity in the Vall de la Llémena: two estates that create a unique universe of nature, water and history on 10 hectares.~~The main and central element is a farmhouse dating from 1800, renovated with the wisdom of those who respect the past but seek the comforts of the present. It includes a separate flat (ideal for guests or for family privacy), as well as garages and workshops for creative projects.~An 84 m2 sun terrace, a swimming pool, a vegetable garden with a greenhouse and all modern amenities (alarms, oil heating and automatic irrigation).~~The luxury of this property is its unspoilt natural surroundings. The Torrent de Clusells stream runs through the estate, creating natural pools. It is a private ecosystem where peace is absolute.~~A few metres from the main property, the estate includes a second 190 m2 farmhouse to be restored. Surrounded by 2,000 m2 of its own woodland, it is the ideal opportunity to create a personalised second home, an artist\'s studio or a secluded workspace, or a completely independent rural accommodation project.~We are selling these two properties together because they form a perfect tandem for anyone looking for a legacy, a life project or simply a piece of private paradise in La Garrotxa.~~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% (CÁLCULO83.600€), 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: **6364097**
reference:: **4434b**
close to/ located: **Sant Aniol De Finestres**
region: **Garrotxa**
property type: **villa**
rooms: **10**
property surface: **531 m2**
surface plot: **95000 m2**
price: **€ 760.000**

contact

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