

## villa for sale Sant Aniol De Finestres, Garrotxa



~~Discover a home that perfectly balances tranquility, nature, and comfort. Set in a peaceful area surrounded by greenery, yet with nearby neighbors for security and community, this property offers the ideal setting for those seeking privacy without isolation.~~The estate sits on a generous plot of over 5,000 m2, providing endless possibilities — landscaped gardens, outdoor leisure areas, a vegetable garden, or simply space to enjoy the natural surroundings. The house itself offers 189 m2 of built space, thoughtfully distributed to create a warm and functional home.~~On the ground floor, a welcoming entrance hall leads into a bright living-dining area, designed for both everyday comfort and entertaining. The independent kitchen sits nearby, along with three bedrooms and two full bathrooms, allowing convenient single-level living.~~The upper loft level adds a distinctive and charming touch: a spacious room with a fireplace, perfect as a master suite, creative studio, home office, or relaxation space. This floor also includes a third bathroom, enhancing both privacy and flexibility.~~This property is more than a house — it's a lifestyle defined by fresh air, natural surroundings, space, and serenity, all within reach of Girona and its service~~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% (48.000€), 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

Spanishstate id: **6373648**  
reference:: **7401MJAL**  
close to/ located: **Sant Aniol De Finestres**  
region: **Garrotxa**  
property type: **villa**  
rooms: **4**  
property surface: **189 m2**  
surface plot: **5039 m2**  
price: **€ 480.000**

## contact

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