

villa for sale Sant Celoni, Vallès Oriental



A unique rural heritage and safe-haven asset located in a highly protected environment within the Montnegre i el Corredor Natural Park. This property stands out for its exceptional water independence, a strategic resource of incalculable value in the current global context, featuring its own private well and two large reservoirs with abundant water that guarantee self-sufficiency and the sustainability of any agricultural or livestock project.~~The main building is a stone farmhouse functionally divided into three independent dwellings, offering great versatility for families seeking co-housing, rural tourism business, or a secure investment with rental income potential. The architectural complex is complemented by a large two-story barn with a solid and multipurpose structure, ideal for workshops, storage, or expansion of spaces for various uses according to the buyer\'s needs.~~The location within a protected natural park ensures the permanent preservation of the landscape, making the estate a true capital refuge against market volatility and global uncertainty. This setting allows for a lifestyle based on self-sufficiency and direct contact with nature, with immediate access to hiking, cycling, and equestrian trails, while maintaining quick communication with Sant Celoni and the AP-7 highway axis. A unique real estate piece combining tangible security, private natural resources, and an environment of absolute peace.~~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 120.600€), 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

Spanishestate **6360431**
id:
reference:: **7382**
close to/ located: **Sant Celoni**
region: **Vallès Oriental**
property type: **villa**
rooms: **8**
property surface: **1268 m2**
surface plot: **1046381 m2**
price: **€ 1.005.000**

contact

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