

villa for sale Terrades, Alt Empordà



Charming village house to renovate in the heart of the Empordà - featuring a private inner garden and endless possibilities. ~~Located in the picturesque village of Terrades, this authentic stone-built property offers the rare opportunity to undertake a full renovation project in one of the most sought-after regions of Catalonia.~~The house retains its traditional façade and solid rural architecture, and comes with a private inner courtyard, an ideal space for creating your own secluded garden, a plunge pool, or an outdoor living area framed by rustic stone walls.~~Inside, the property is completely empty and open-plan, with no walls, installations or finishes, giving you total freedom to imagine and build your dream home from scratch - whether it's a stylish countryside escape, a design studio, or a unique personal retreat.~~Ideal for architects, creatives, or lovers of rustic authenticity, this is a blank canvas set in a peaceful village atmosphere, just a short drive from the stunning beaches of the Costa Brava, natural parks, and vibrant cultural spots.~~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 15.000€), 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 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 **6219542**
id:
reference:: **3226**
close to/ located: **Terrades**
region: **Alt Empordà**
property type: **villa**
rooms: **3**
property surface: **205 m2**
surface plot: **- m2**
price: **€ 150.000**

contact

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