RÊVE IMMO

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Single family house - Espolla ref. 40/6718



House for sale in Espolla

490.000 €

We are pleased to present this unique two-story property—a home with its own distinct character that combines traditional elements, generous spaces, and pleasant outdoor areas. The vaulted ceilings with exposed beams, terracotta floors, stone, and wooden doors lend warmth to the home and preserve its original essence.

On the ground floor, you'll find a spacious open-concept kitchen with a fireplace—a cozy and functional space designed for everyday living. This floor also features a full bathroom and a double bedroom, which can be used as a living room, office, or multipurpose space depending on your needs.
The upper floor stands out for its spaciousness and open layout. It features a large living-study area with distinct zones, a master bedroom with a full bathroom, and a second double bedroom.

The home is equipped with city gas heating, ensuring comfort during the colder months. The home was completely renovated in 1992, respecting its original character and preserving traditional architectural elements that lend the property personality and charm.
One of the property's greatest attractions is its outdoor setting, with access to a magnificent community garden of approximately 400 m², well-maintained and surrounded by greenery—ideal for relaxing, enjoying the outdoors, or spending time with family and friends.

The community also features a multipurpose room, suitable for meetings, celebrations, or activities,

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as well as a communal laundry area.
A unique property, full of charm and history, with spaces rarely found in a conventional home. Ideal for those seeking spaciousness, character, and a peaceful setting.
Expenses:
- Community fees: €102.75 per month
- Property tax (IBI): €324 per year
Contact us for more information or to schedule a viewing.

The real estate agency's fees are the responsibility of the seller. The listed price does not include taxes or expenses related to the sale. The transfer is subject to the Property Transfer Tax (ITP), which has a general rate of 10% in Catalonia for this amount, unless a reduced rate or tax credit applies depending on the buyer's circumstances. Notary and registration fees can be estimated, as a rough guide, at between 1% and 2% of the purchase price.

Transaction:	Sale	Category:	Single family house
Situation:	Plaza CARME, Espolla, Alt Empordà	Built area:	145 m^2
Useful area:	115 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	2 bathrooms
Washing machine:	Yes	Central heating:	Yes
Furnished:	Yes		

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