Durán Carasso
GRUPO INMOBILIARIO



ESTATE WITH TWO RESTORED FARMHOUSES FOR SALE IN VALLCEBRE

Vallcebre / Berguedà

Price	€895,000
Sur. built	585 m²
Bedrooms	5
Bathrooms	6
Plot	30.000 m²
Energy classification	A
Energy performance index	63.00 kw h/m² year
Emissions rating	A
Emissions	14.00 co/m² year
Year of construction	1950

- ✓ Heating
- ✓ Backyard
- ✓ Terrace
- ✓ Built in closets
- ✓ Mountain views
- ✓ Fireplace
- ✓ Balcony


Espai Actiu Vallcebre,
Escola de muntanya
B-401
Cal Marxa
Torrent del

Vallcebre / Berguedà

A 3.16-hectare estate with two restored stone farmhouses, at 1,386 metres above sea level and right next to the village of Vallcebre, in the Catalan Pre-Pyrenees. The land is classified as rural, 15 km from the Pedraforca, 40 km from the La Molina-Masella ski slopes in the Cerdanya and close to the Fumanya palaeontological site: a place to live all year round, enjoy outdoor sports and make the most of the mountains.

The road is paved right up to the estate's automatic gate. Both houses are built in timber and stone, in the mountain style typical of the area, and retain original architectural features. The property runs on solar power and holds an A energy rating; the main house is heated by hot-water underfloor heating on a closed circuit.

The main house is laid out over two floors plus a loft. The porch leads into the hall and the double-height living and dining room, with a reading corner and a designer fireplace. The open, fully fitted kitchen is enclosed by glass partitions and has a Nordic wood stove. The house is completed by three double bedrooms, all en suite, and an open-plan loft that works as a flexible space. On the ground floor there is a two-car garage, utility room, fitted wardrobes, pantry and a full bathroom with shower. Window frames are aluminium with laminated glass, and every window has wooden shutters.

The second house has two floors plus outbuildings. The dining room, with fireplace, shares a double-height space with the integrated kitchen; there is also a sitting room with fireplace, two double bedrooms, a full bathroom and a guest toilet. It is heated by radiators with hot water from an oil boiler, and has a boiler room and an outdoor storeroom.

Local planning allows rural tourism, restaurant use and craft, healthcare, leisure and administrative activities. A different, more sustainable way of life, with the mountains on your doorstep.

Agency fees: included in the price or paid by the seller.

Purchase taxes and costs (paid by the buyer, not included in the price):

- Property Transfer Tax (ITP): subject to the rates in force in Catalonia, which are currently progressive as a general rule and are calculated by applying the following brackets to the sale price:
  - 10% up to €600,000.
  - 11% between €600,000 and €900,000.
  - 12% on the part exceeding €900,000 up to €1,500,000.
  - 13% on the part exceeding €1,500,000.
- Special cases: reduced rates and tax benefits are available for certain groups, such as the 5% rate for young people aged up to 35 buying their main residence who meet the legal income requirements, large families, single-parent families or people with disabilities, and other cases provided for in current tax legislation.
- Notary and Land Registry fees: paid by the buyer and calculated according to the official, legally regulated scales (the final amount depends on the length of the deed, the copies issued and the number of registered properties).
- Administrative agency (gestoría), optional and only if hired: professional fees according to the rates of the agency freely chosen by the buyer.
- Financing costs (if a mortgage is requested): not included in the price; the buyer will bear the costs of processing the mortgage loan that legally correspond to them (such as the property valuation and any bank fees under the terms of their lender).

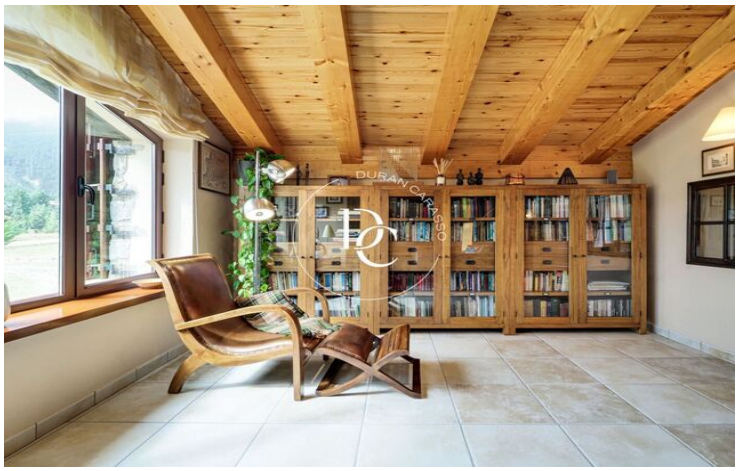
Technical and identification details:

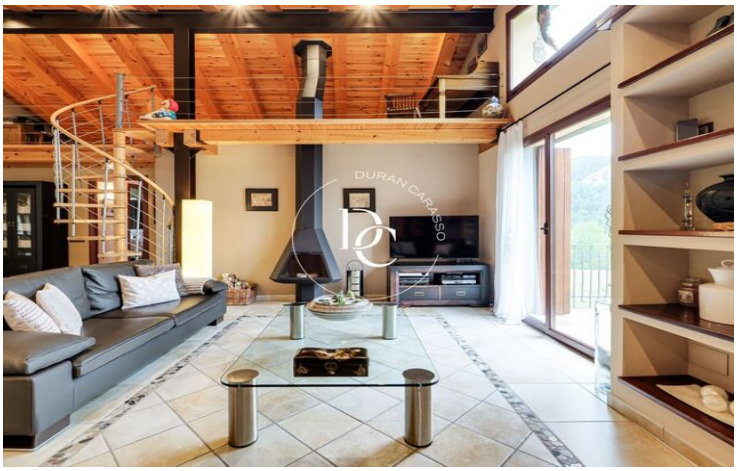






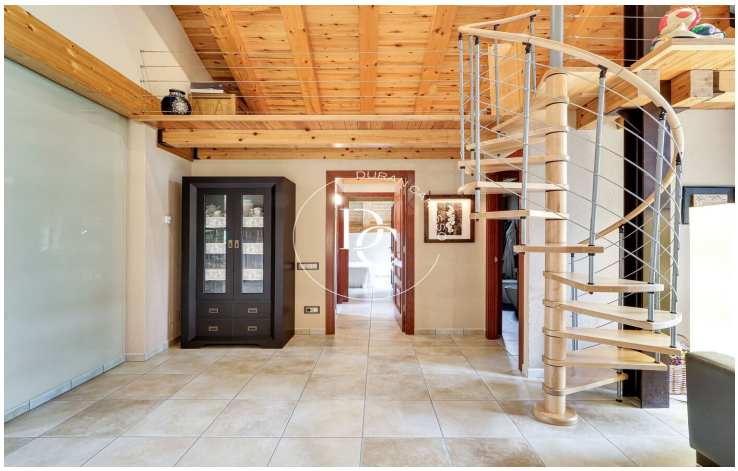




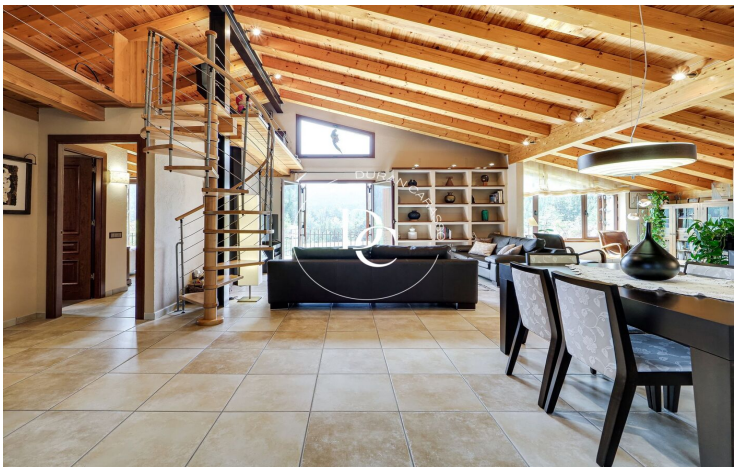










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Contact us if you want more information or to arrange a viewing.

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