

REF: GVVSE

Preciosa casa de 4 dormitorios y 4 baños, orientada al sur y con magní

SANT QUIRZE SAFAJA, Otras zonas

470.000€

Beautiful 4-bedroom, 4-bathroom south-facing house with magnificent views in Sant Quirze Safaja

Glover Barcelona Real Estate is delighted to present this magnificent detached house located in the peaceful Solà del Boix residential development in Sant Quirze Safaja. Surrounded by nature, this property is ideal for those seeking peace, privacy and exceptional views, without compromising on the comfort and generous living spaces of a home designed for family enjoyment.

The house offers 255 m² of built area and 158.53 m² of usable living space, plus a private 33 m² garage for two cars and a 13 m² covered porch, all set on an 827 m² plot. It features 4 bedrooms, 4 bathrooms and a library or home office. The property forms part of a small development of just five houses, accessed via a shared private road.

Built in 2008, the house is in very good condition and will be handed over with the paintwork in good condition. Arranged over two floors, it stands out for its south-facing orientation, which provides sunshine throughout the day, its spacious and bright interiors, and its seamless integration into the natural surroundings. Access from the street is via the upper floor, while the lower floor opens directly onto the garden.

The lower floor features a generous living area comprising a living-dining room with a fireplace and a welcoming library or home office area. Large south-facing floor-to-ceiling windows offer magnificent mountain views and provide direct access to a delightful covered porch, perfect for relaxing and enjoying the natural surroundings.

On the same floor, there is a spacious and functional kitchen with Silestone worktops, a breakfast area and a window overlooking the mountains. The kitchen has direct access to the outdoors and is next to a separate utility room. A double bedroom and a bathroom complete this floor.

The upper floor is dedicated to the sleeping area and comprises three spacious bedrooms, each with its own full en-suite bathroom. The principal bedroom also features a comfortable walk-in wardrobe and a bathroom with a bathtub and double washbasin. The garage is located next to the entrance hall and offers direct access to the house.

In terms of finishes and features, the property has laminate flooring throughout, built-in wooden wardrobes and graphite-grey lacquered aluminium window frames with Climalit double glazing. The bedrooms are fitted with aluminium roller shutters, while the remaining windows and glazed doors feature laminated safety glass. Heating is provided by radiators powered by an oil-fired boiler, and there is a fireplace in the living room.

The house is sold with the existing appliances included, which are not brand new. The owner does not guarantee their proper working condition.

The photographs show the garden with a lawn, which currently has natural grass..

Located in Sant Quirze Safaja, in the Moianès region, the property is approximately 45 minutes by car from Barcelona via the C-59. There is also a direct Sagalés bus service to Barcelona (route 203). This village is ideal for year-round living, with a lively social atmosphere, particularly during the summer months. It is home to Club Esportiu El Roure, a popular sports club with many members, a swimming pool, tennis courts and padel courts. Nearby towns include Sant Feliu de Codines and Castellterçol.

LEGAL INFORMATION AND PROPERTY DETAILS

In accordance with Catalan Law 18/2007 on the Right to Housing in Catalonia and Spanish Law 12/2023 on the Right to Housing, the following information is provided:

Property condition: Good condition, ready to move into

Built area: 255 m² (Land Registry/Cadastre)

Usable area: 158.53 m² (Certificate of Habitability)

Plot size: 827 m²

Layout: 4 bedrooms, 4 bathrooms and home office

Use: Residential

Cadastral reference: 9403621DG2290S0001UJ

Energy Performance Certificate: Rating E (energy consumption 196 kWh/m²/year; emissions 40 kg CO_2/m²/year), registration number 00Q8WCPSN, valid until 6 November 2036

Certificate of Habitability: No. CHB03607923001, valid until 28 June 2038

Annual property tax (IBI) 2026: €947.27/year

Waste collection tax 2026: €218.57/year

Designated high-demand housing market area: No

Large property owner status: No

AICAT registration number: 5783

API registration number: 3241

Property administrator registration number: 6707

The Energy Performance Certificate and Certificate of Habitability will be made available to interested parties upon request.

FINANCIAL TERMS AND CONDITIONS

In accordance with Article 20.1(c) of the Spanish General Consumer and User Protection Act (TRLGDCU) and Royal Decree 515/1989:

The advertised price does not include taxes or purchase-related expenses:

If VAT (IVA) applies, it will be governed by Spanish VAT Law 37/1992, together with Stamp Duty (AJD).

If Property Transfer Tax (ITP) applies, it will be governed by Royal Legislative Decree 1/1993 on Property Transfer Tax.

Notary and Land Registry fees will be calculated according to the applicable official fee schedules (Royal Decree 1426/1989 on notarial fees and Royal Decree 1427/1989 on Land Registry fees).

The buyer will not be responsible for any expenses that legally correspond to the seller.

For further information or to arrange a viewing, please contact us via WhatsApp or call us on +34 681 162 903. We will be delighted to assist you.

Data sheet

Distribution
- Surface 255m2
- 4 rooms
- 4 baths
- Parking 1 place
- Good condition

Characteristics
- Heating
- Balcony
- All exterior
- Energy rating: E

Additional Data
- Garden
- IBI expenses: 97,15 €/Monthly

Global terms

The information on this website has been provided by third parties, as merely informative and is assumed correct. Glover Barcelona does not guarantee its veracity. The offer may be subject to inaccuracies, errors, unintentional omissions, price changes and / or withdrawal from the market without prior notice. The expenses and taxes of transmission of the property, VAT or ITP, Notary and Registry are borne by the buyer. Agent fees are borne by the seller.

Map:
https://www.google.com/maps/@41.7306,2.14772,16z?hl=en
Link:
https://www.gloverbarcelona.com/en/properties/sant-quirze-safaja-otras-zonas-preciosa-casa-4-dormitorios-y-4-banos-orientada-al-sur-y-magni-4700


















info@gloverbarcelona.com
+34 681 162 903
Provença 249, 1-1, 08008 Barcelona

API: 3241 / 3261
Agents AICat: 5566 / 5783



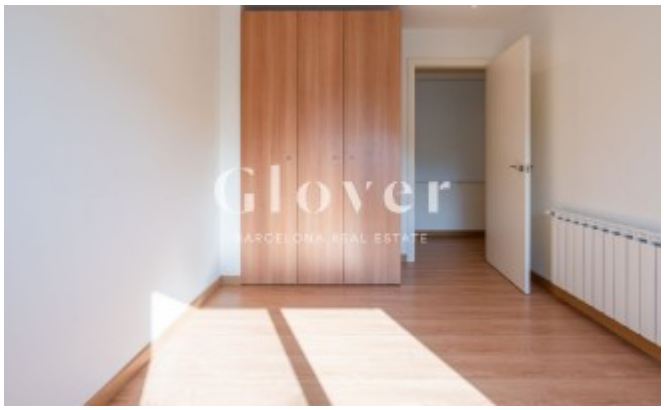







info@gloverbarcelona.com
+34 681 162 903
Provença 249, 1-1, 08008 Barcelona

API: 3241 / 3261
Agents AICat: 5566 / 5783










info@gloverbarcelona.com
+34 681 162 903
Provença 249, 1-1, 08008 Barcelona

API: 3241 / 3261
Agents AICat: 5566 / 5783


Glover
BARCELONA REAL ESTATE