Semi-detached house (Castellón coast)

Sample report · 11/13/2026

An indicative analysis based on the cited sources. It does not include a visit, valuation, technical or legal review.

1. The verdict in one minute

Visual summary

Price versus market	**Check required**	€2,250/m² versus €2,718/m² in local asking prices; not a valuation.
Official data	**Matches**	Cadastre: 84 m² residential, built in 1970, matching the listing.
Built property	**Check required**	The renovation and terrace need documents; photos do not establish legality.
Renting	**Check required**	A municipal answer on tourist use of this home is still needed.
Estimated total cost	**Check required**	€208,010 with the chosen allowance; excludes possible works and financing.

Semi-detached house on the Castellón coast: €189,000, 84 m² constructed, two bedrooms, two bathrooms, built in 1970. The property has not been checked in the Land Registry. A viewing trip is worth considering after clarifying the terrace, renovation and building costs.

What does not add up	Why it matters	What to ask before travelling
The listing promises a barbecue on the terrace; it is absent from the reviewed photos.	Equipment affects how you can use the home.	Is it installed and included? Ask for a current photo.
The agency lists a 30 m² terrace; the indicative plan shows 25.61 m².	Neither measurement is verified; neither should be added to the 84 m² constructed area.	What area and exclusive use appear in the deed and plan?

Price context	Scope and period	Asking price
This house: 189,000 ÷ 84	Listing consulted 13/11/2026	€2,250/m²
Local asking-price index	Property's area (location anonymised), October 2026	€2,718/m²

The asking price is 17.2% below the index. The index mixes homes of different sizes, conditions and types. This is context, not a guaranteed discount or a valuation.

The home's condition, documented terrace and viewing costs matter. No verifiable local figure for completed sales was obtained from the notarial statistics portal. No alternatives with verified availability were found in this consultation.

Next steps

1. Ask what is included on the terrace and request a current barbecue photo.

2. Ask for the renovation scope, permits and invoices; arrange a video viewing of the staircase, roof and façade.

3. If interested after viewing, check the Land Registry extract, terrace status and building costs before paying a deposit.

2. What the photos show

49 images from the agency listing were reviewed, including two plans and a beach photo that does not show the house. The total gallery size is unknown. No listing photos are reproduced here.

Visible	What the photos do not prove	What to check at the viewing
Photos 4 and 14: fitted kitchen open to the living room.	Condition of plumbing, wiring or renovation invoices.	Test water, extraction and included appliances.
Photos 18 and 24–25: toilet and another bathroom; two distinguishable bedrooms in 19–21 and 26–30.	Effective ventilation or room dimensions.	Test shower, drainage, windows and air conditioning.
Photos 1 and 31: spiral staircase to upper floors.	Daily comfort or ease of carrying luggage.	Check steps, handrails and roof access.
Photos 8, 37 and 40: terrace with awning, sink and washing machine; no barbecue visible.	Area, exclusive use or waterproofing condition.	Inspect joints, drains and equipment included.
Photos 5 and 44: white façade with dark marks near the base.	A mark does not diagnose damp or structural failure.	Check inside the same area and ask about repairs.

The portal expressly labels its first photo as edited with artificial intelligence (AI); it matches reviewed image 1. This does not establish that other images were edited. Roof plan 48 is labelled indicative and non-contractual; image 49 shows living room, kitchen and toilet, without replacing a signed plan.

3. Is what has been built legal?

A listing cannot prove the legality of what has been built.

Cadastre (13/11/2026, 06:02:20).

Use	Constructed area	Year	Floor
Commercial	28 m²	1970	Ground floor
Residential	84 m²	1970	First floor

The Cadastre also records a 28 m² commercial unit on the ground floor of the same building; it is not recorded as part of this sale.

Signal in the listing or photos	Level	Why it matters
House and façade described as fully renovated.	Check required	Ask for scope, permits and invoices; visible finishes do not verify hidden systems.
Upper terrace with laundry area, visible in photos 8 and 40.	Check required	Confirm ownership, use and works through the deed and municipal documents.
Building advertised as dating from 1970.	Check required	Review the building evaluation report and recommended works.

The Generalitat says residential buildings over 50 years old need a Valencian building evaluation report (IEEV.CV), renewed every ten years. Its absence from the documents available to us does not demonstrate non-compliance. If interested after viewing, ask for the report, meeting minutes, planned works and special levies before signing a deposit contract.

Before paying, request a recent nota simple (Land Registry ownership and charges extract), cadastral reference and occupancy licence or equivalent. Ask for renovation permits and invoices. The official cadastral consultation was made on 13/11/2026; it proves neither ownership nor legality.

The home could not be located on an official flood layer, so no favourable or unfavourable parcel result is attributed.

Section sources: [3]

4. Can you rent it out?

Tourist use still needs checking; the listing does not claim tourist registration. Seasonal and main-residence rentals have different requirements.

Use	Finding and next check
Holiday / tourist	Still to check. In the Valencian Community, tourist stays of up to ten days require, among other things, a favourable municipal report. After a sale later than 08/08/2024, the new owner must submit a new declaration. Check municipal compatibility, tourist registration and any owners' association restrictions.
Seasonal	Only with a genuine temporary reason recorded in the contract. Changing the contract's name is insufficient. Future tenants and duration are unknown; check the specific reason before offering it as seasonal accommodation.
Main residence	A separate possibility from tourist letting. State law governs homes used as a permanent residence; no specific ban for this house was found. Check occupancy documents, handover condition and contract terms before setting rent. Tourist registration is not required simply because it is a main-residence rental.

Ask the agency about any published tourist status. With the property's identification, ask the local council whether tourist use is permitted and what report it would issue for a new owner. Check whether there is an owners' association and what it has agreed.

Local individual rental listings were reviewed on 13/11/2026; the search was expanded to the whole locality because there were too few comparable semi-detached houses nearby.

Advertised type	Anonymised property	Published price and main difference
Long term	A: furnished flat, 85 m² constructed, two bedrooms	€700/month; seafront and lift; minimum term unspecified.
Long term	B: flat, 70 m², two bedrooms	€700/month; garage, further from the centre; confirm contractual duration.
Seasonal	C: furnished flat, 80 m², three bedrooms	€500/month, 01/01–30/06/2027; another home nearby; no personal reason for the stay published.

Two flats advertise €700/month, but their listings do not establish long-term conditions. The single seasonal example is not a range, and July–December is outside its published availability. No verifiable final tourist prices for the same dates, nights and guests were obtained.

No annual income is calculated and prices are not evidence of permission.

Section sources: [1]

5. What it will really cost

Conditional calculation for a second-hand sale at the asking price, assuming the fiscal reference value is no higher. The general Valencian transfer tax (ITP) rate used is 9%; a higher taxable base increases the tax.

Item	Basis and assumption	Budget
Purchase price	Current asking price, not an agreed sale	€189,000
ITP	9% × €189,000 if that is the taxable base	€17,010
Notary, Land Registry and administration	Personal provisional allowance, not an official tariff	€2,000
Purchase and costs, excluding works	189,000 + 17,010 + 2,000	€208,010

Purchase plus works: €208,010 plus any works budget established after viewing. The listing says renovated; photos cannot price hidden works. Excludes borrowing, repairs, annual local property tax, utilities, tax identification, translation and optional representation.

Personal ITP relief has eligibility and use conditions and has not been applied to this possible second home.

Section sources: [2]

6. Message ready to send to the agency

Draft for the buyer. Not sent by BrickDue.

To: omitted from this public sample.

Subject: Information before arranging a viewing

Hello,

1. I am interested in the house advertised at €189,000. Is that still the price and will it be delivered vacant? What furniture, appliances and terrace equipment are included? Is a barbecue installed? Could you send a current photo and clarify exclusive use and the terrace area in the deed?

2. What works did the renovation include, and are permits and invoices available? Are there shared costs, planned building works or special levies? Please also provide the latest building evaluation report, if applicable.

3. Is this home registered for tourist use? Could you provide its registration number and municipal report, if they exist? I would appreciate the cadastral reference, a recent nota simple and the available occupancy document. Could we first arrange a video viewing of the staircase, roof and façade?

Thank you. Kind regards.

7. Scope and sources

Independent analysis of listings, images viewed and public sources; neither a valuation nor a technical or legal guarantee. Without an inspection, deed, Land Registry extract, municipal tourist-use answer or flood map located on the parcel, those conclusions remain open. Asking prices are not completed-sale prices.

Anonymised real case. Original consultation: 13/11/2026. This static copy does not update availability, prices or regulations.

Exact location, agency, listing links, photographs and recipient are omitted.

Original sources: reviewed listing and gallery; local asking-price index, October 2026; Spanish Directorate General for the Cadastre, consulted 13/11/2026 at 06:02:20 (address-bearing query URL omitted); municipal planning information (body and URL omitted to anonymise).

Sources

Select a source to open it. Consultation dates appear in the report.

[1] BOE — Valencian tourist accommodation rules, consulted 13/11/2026
https://www.boe.es/buscar/doc.php?id=DOGV-r-2024-90168

[2] BOE — Law 13/1997, Valencian taxes and relief, consulted 13/11/2026
https://boe.es/buscar/act.php?id=BOE-A-1998-8202

[3] Generalitat Valenciana — residential building evaluation, consulted 13/11/2026
https://habitatge.gva.es/documents/20051105/175293364/Bolet%C3%ADn%2BIEECV_cas/c56bae2f-ec80-4c70-8a3c-554890f7c150

[4] BOE — Urban Leases Act, consulted 13/11/2026
https://boe.es/buscar/act.php?id=BOE-A-1994-26003