



## House for sale in Palafrugell

House for full renovation in the center of Palafrugell

Exclusive Apialia Costa Brava

For sale: spacious 290 m<sup>2</sup> manor house in the heart of Palafrugell. Built in 1950, this property retains the charm of the era, with original features such as the Catalan vault and characteristic architectural details that add personality and distinction.

The house requires complete renovation, making it an excellent opportunity to create a bespoke project, either as a private residence or as a business investment (boutique hotel, charming restaurant, etc.).

It features a 50 m<sup>2</sup> garden, an ideal outdoor space to create a relaxation area, terrace, or even expand a business project.

Thanks to its central location, close to all services and just minutes from the best beaches of the Costa Brava, this property offers great potential and multiple possibilities for appreciation.

A unique opportunity for those seeking a property with character, history, and endless possibilities in one of the most sought-after areas of the Empordà.

Price: **285.000 €**

Location: Centre

Condition: to renovate

Built area: 235m<sup>2</sup>

Usable area: 290m<sup>2</sup>

Energy Efficiency certificate reference: To be obtained once the renovation is completed

Certificate of Occupancy reference: To be obtained once the renovation is completed

Applicable taxes not included in the sale price (ITP or IVA + AJD): Current rate

Notary and Land Registry fees not included in the sale price: According to official tariffs

AICAT Registration Number: 12007

API Number: 1154

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|--------------|--|---------------|--------------------|
| Transaction: | Sale   | Category:     | Serial house       |
| Situation:   | Calle de Sant Sebastià,<br>Palafrugell, Baix Empordà | Built area:   | 290 m <sup>2</sup> |
| Useful area: | 235 m <sup>2</sup>                                   | Occup. cert.: |                    |
| Condition:   |  | Bedrooms:     | 6                  |
| Bathrooms:   | 6 bathrooms  | Plot:         | 272 m <sup>2</sup> |