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Villa for sale in Platja d'Aro

Rustic charm, sea views, and great potential

EXCLUSIVE TO APIALIA COSTA BRAVA.
Rustic charm, sea views, and great potential.
A classic, detached, rustic-style home, fully renovated while preserving all the charm and character of traditional architecture. It features over 200 m² of built area on a spacious 807 m² plot, offering privacy, ample space, and numerous possibilities. The property currently includes 4 bedrooms, a large living-dining room with access to an expansive terrace boasting beautiful sea views, and a fully equipped, independent kitchen. Outdoors, there is a pleasant covered porch, a large swimming pool, and generous space to enjoy the garden and its surroundings. The property also includes an enclosed garage and offers exciting potential for expansion or reconfiguration—such as the addition of a fifth bedroom or a wine cellar—subject to the existing layout and applicable regulations. This is a property full of character and charm, completely renovated and ready to be enjoyed from day one; it blends the essence of traditional rustic style with modern-day comfort, while offering significant potential to be adapted to any family's

Price: **600.000 €**

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specific needs.

Property condition: Good. Usable area: 180 m². Built area: 235 m². Year of construction: 1982. Energy Efficiency Certificate (CEE): Consumption: E 199 kWh/m²/year; Emissions: E 39 kg CO2/m²/year. CEE Registration Number: CHG00736118001. Not included in the price: ITP (Property Transfer Tax, at the rate currently in force in Catalonia), as well as notary and land registry fees. Agency fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Salzes, Platja d'Aro, Baix Empordà	Built area:	235 m^2
Useful area:	180 m^2	Condition:	Good condition
Bedrooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Terrace:	Yes
Courtyard:	Yes	Garden:	Yes
Swimming pool:	Yes	Plot:	807 m^2