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ref. Q34013



House for sale in Castell d'Aro

Charming stone house with a private patio and terrace

Exclusive to Apialia Costa Brava
CHARMING STONE HOUSE WITH A PRIVATE COURTYARD AND TERRACE IN THE HEART OF CASTELL D'ARO.
Located in the historic center of Castell d'Aro—one of the most enchanting spots on the Costa Brava—and just a short walk from the medieval castle, the quiet stone-built village, and its local church, lies this beautiful, character-filled stone house. Impeccably maintained and move-in ready, the property stands out for its abundance of natural light. Its dual-aspect orientation ensures sunlight throughout the day, bathing the interior spaces in warmth and enhancing the charm of its delightful private courtyard. The home offers cozy living spaces infused with a Mediterranean essence. On the ground floor, you are welcomed into a bright living-dining area featuring a warm fireplace—perfect for creating a cozy atmosphere during the winter months. From here, there is direct access to a magnificent private stone courtyard; an intimate, charming space ideal for al fresco dining and enjoying pleasant moments in good company. The kitchen is separate, very spacious, and

Price: **550.000 €**

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fully equipped. Its excellent condition combines functionality with style, providing a practical and comfortable space for daily life. A guest toilet completes this level. The upper floor houses the sleeping quarters, consisting of three bright, spacious bedrooms, all with generous built-in wardrobes. The master bedroom includes an en-suite bathroom and a small terrace overlooking the courtyard—a special spot for moments of calm and privacy. The property also features two additional full bathrooms, both in excellent condition. A home with soul, generous proportions, and a privileged location—ideal for those who wish to live surrounded by history and tranquility, while embracing an authentic Mediterranean lifestyle. An exceptional opportunity to discover a unique way of life in the historic heart of Castell d'Aro.

LEGAL AND FINANCIAL INFORMATION Owner: not a "large-scale property holder" (as defined by law). Built area: 145 m². Usable area: 135 m². Energy efficiency certificate: 7NP8Q2HMP. Energy rating: consumption E (171 kWh/m²/year). Emissions: E (36 kg CO?/m²/year). Certificate of habitability: CHG01346326001. Agency fees: included in the price. Taxes: not included. Notary and land registry fees: not included (subject to current official fee schedules).

Transaction:	Sale	Category:	Unifamiliar House
Situation:	Castell-Platja d'Aro, Baix Empordà	Built area:	145 m^2
Useful area:	135 m^2	Condition:	Good condition
Bedrooms:	3	Bathrooms:	2 bathrooms
Terrace:	Yes	Courtyard:	Yes
Central heating:	Yes	Plot:	105 m^2