ref. **Q34013**



CHARMING STONE HOUSE WITH PRIVATE PATIO AND TERRACE IN THE HEART OF HISTORIC CASTELL D'ARO

550.000 €

Exclusive Apialia Costa Brava Listing

CHARMING STONE HOUSE WITH PRIVATE PATIO AND TERRACE IN THE HEART OF CASTELL D'ARO

Right in the heart of the historic centre of Castell d'Aro, one of the Costa Brava's most charming locations, and just a few minutes' walk from the medieval castle and its church, we find this beautiful stone house, combining history, authenticity and the privilege of enjoying a peaceful setting full of character.

Impeccably maintained and ready to move into, this property stands out for its abundant natural light. Its dual-aspect orientation allows sunlight to enter throughout the day, bringing warmth to the interior spaces and enhancing the charm of its delightful private patio.

Welcoming spaces and Mediterranean character.

On the ground floor, we are welcomed by a bright living-dining room featuring a cosy fireplace, ideal for creating a warm and inviting atmosphere during the winter months. From here, there is direct access to a magnificent private stone patio, an intimate and charming outdoor space, perfect for al fresco dining and enjoying pleasant moments in good company.

The kitchen is separate, particularly spacious and fully equipped. Its excellent state of preservation combines functionality and style, providing a practical and comfortable space for everyday living. A guest toilet completes this floor.

Three bedrooms and a terrace overlooking the patio.

The upper floor houses the sleeping area, comprising three spacious and bright bedrooms, all featuring generous built-in wardrobes. The master bedroom benefits from an en-suite bathroom and a small terrace overlooking the patio, a special corner where you can enjoy moments of peace and privacy. The property also has two full bathrooms, both in excellent condition.

A home with soul, generous living spaces and a privileged location, ideal for those wishing to live surrounded by history and tranquillity without giving up the authentic Mediterranean lifestyle.

ref. **Q34013**

An exceptional opportunity to discover a unique way of living in the historic heart of Castell d'Aro.
LEGAL AND FINANCIAL INFORMATION
•Owner: not classified as a large property owner under applicable regulations.
•Built area: 145 m².
•Usable area: 135 m².
•Energy Performance Certificate: 7NP8Q2HMP.
•Energy rating: consumption E (171 kWh/m²/year).
•Emissions: E (36 kg CO?/m²/year).
•Occupancy certificate: CHG01346326001.
•Agency fees: included in the asking price.
•Taxes: not included.
•Notary and Land Registry fees: not included and payable according to the applicable official rates.

Transaction:	Sale	Category:	House
Situation:	Castell-Platja d'Aro, Baix Empordà	Built area:	145 m^2
Useful area:	135 m^2	Condition:	
Rooms:	3	Bathrooms:	2 bathrooms
Plot:	105 m^2		




















missions








NATURAL BRIDGES











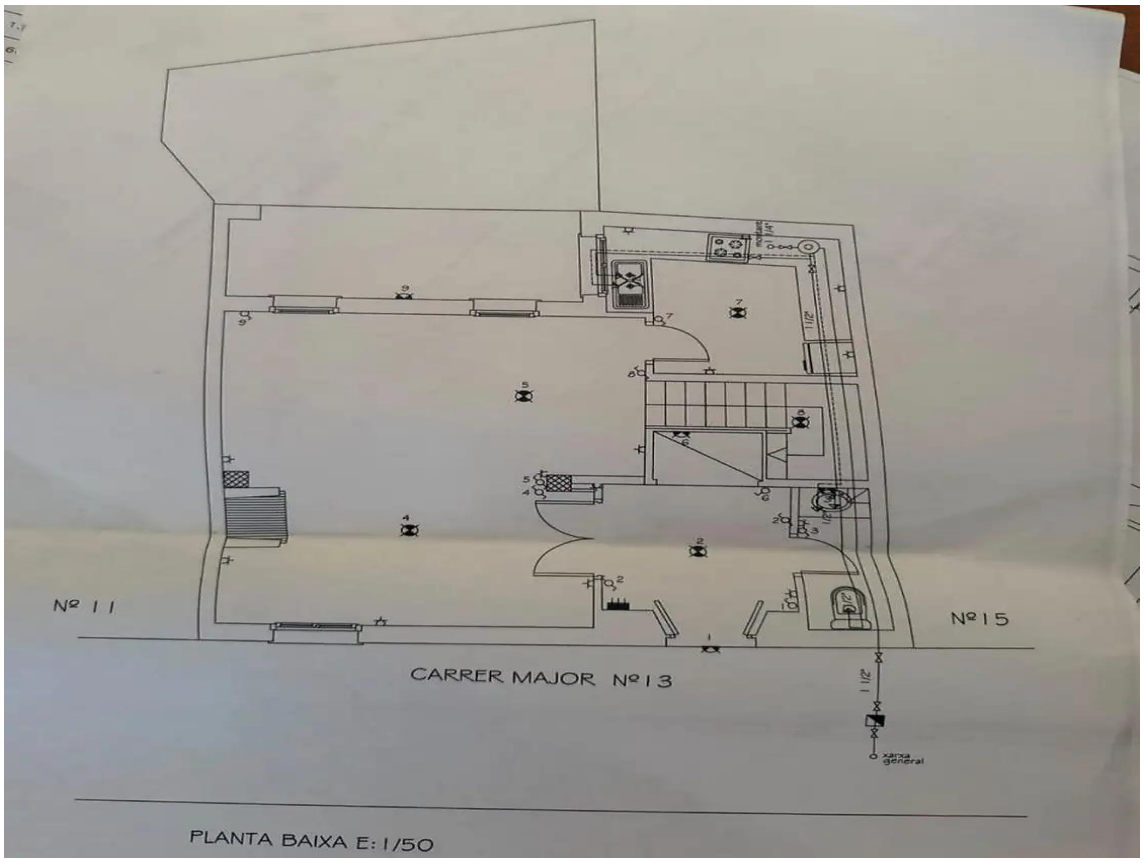


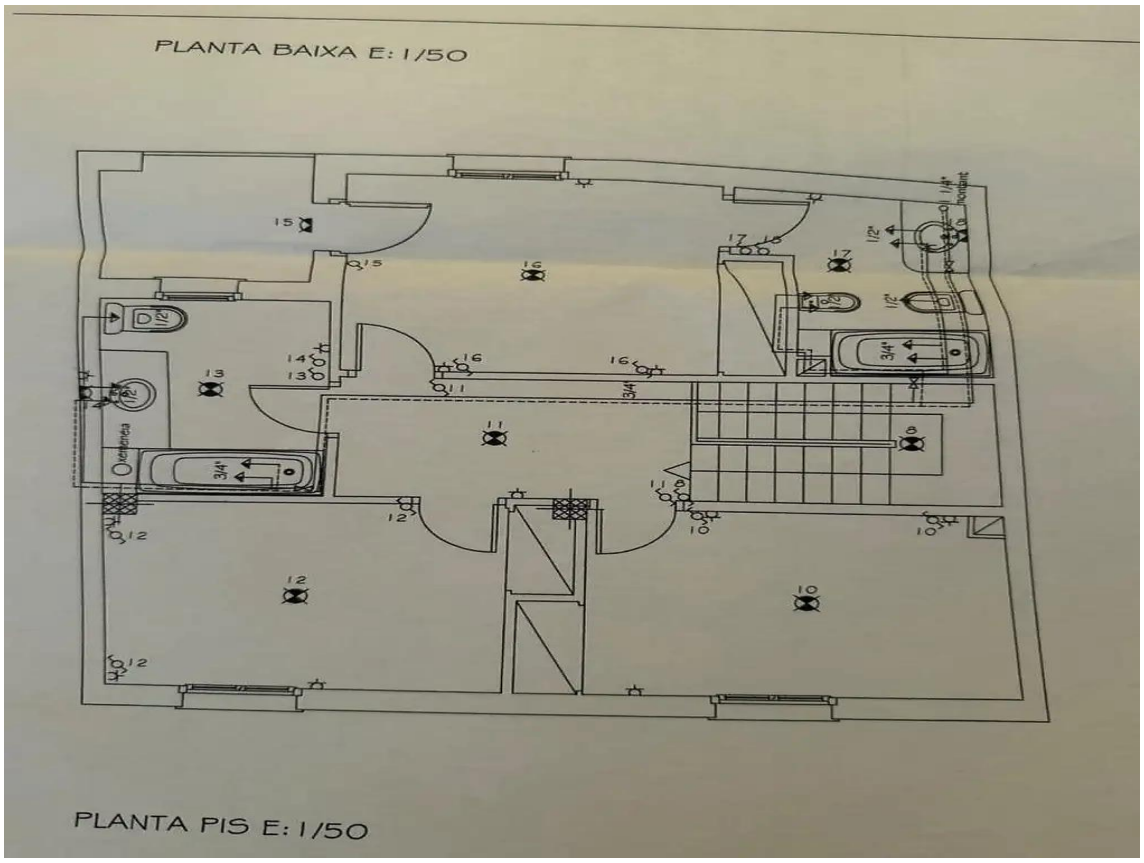









Nº 11
Nº 15
CARRER MAJOR Nº 13
PLANTA BAIXA E: 1/50


PLANTA BAIXA E: 1/50
PLANTA PIS E: 1/50