GiScom Real Estate

aplalia Costa Brava

ref. **2100**



A charming village house full of character and endless possibilities in the heart of La Bisbal d'Empordà

645.000 €

In the heart of La Bisbal d'Empordà, in a peaceful and welcoming neighbourhood, we present this magnificent renovated village house, a property full of character that combines the charm of traditional architecture with modern comforts.

Arranged over several floors and with access from two different streets, the house stands out for its generous proportions, abundant natural light and versatile living spaces.

On the ground floor, we find a welcoming living area comprising a lounge with fireplace, a dining room and a kitchen. From here, there is access to a charming covered porch overlooking the garden, an outdoor space designed to be enjoyed all year round, featuring a swimming pool and jacuzzi. The property also benefits from an outdoor parking area for two vehicles, with independent access.

On this same floor, there is a lovely double bedroom with a small sitting area and fireplace, as well as a bathroom with shower. The ground floor also includes a guest toilet.

The first floor offers several sleeping areas: a quadruple bedroom, a room currently used as a sauna, which could be converted into an additional bathroom, two double bedrooms with access to the terrace — one of them with its own en-suite bathroom — and a further bathroom with shower.

On the upper floor, we discover a spacious open-plan area comprising a large kitchen, a lounge with fireplace and a dedicated office space. This floor also features a double bedroom with bathroom and connects to a distinctive ceramics workshop, a space that adds even more character and potential to the property.

The house is equipped with various systems and installations designed to enhance comfort and energy efficiency, including solar panels, heating and cooling heat pumps, and a reverse osmosis water filtration system.

One of the property's greatest assets is its versatility. It holds an HUT tourist accommodation registration and is currently registered as a tourist apartment and room-rental accommodation. This makes it a particularly attractive opportunity for anyone wishing to continue an established tourist accommodation business, subject to the applicable regulations.

A home full of character, with generous living spaces and charming corners, which also offers the possibility of becoming a wonderful family residence in the centre of La Bisbal d'Empordà.

A UNIQUE PROPERTY, DISTINGUISHED BY ITS LAYOUT, OUTDOOR SPACES AND THE MANY POSSIBILITIES IT OFFERS.

Transaction:	Sale	Category:	Serial house
Situation:	del Pedró, La Bisbal d'Empordà, Baix Empordà	Built area:	378 m^2
Useful area:	294 m^2	Condition:	Good condition
Rooms:	5	Bathrooms:	4 bathrooms , 1 toilet
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Balcony:	Yes



























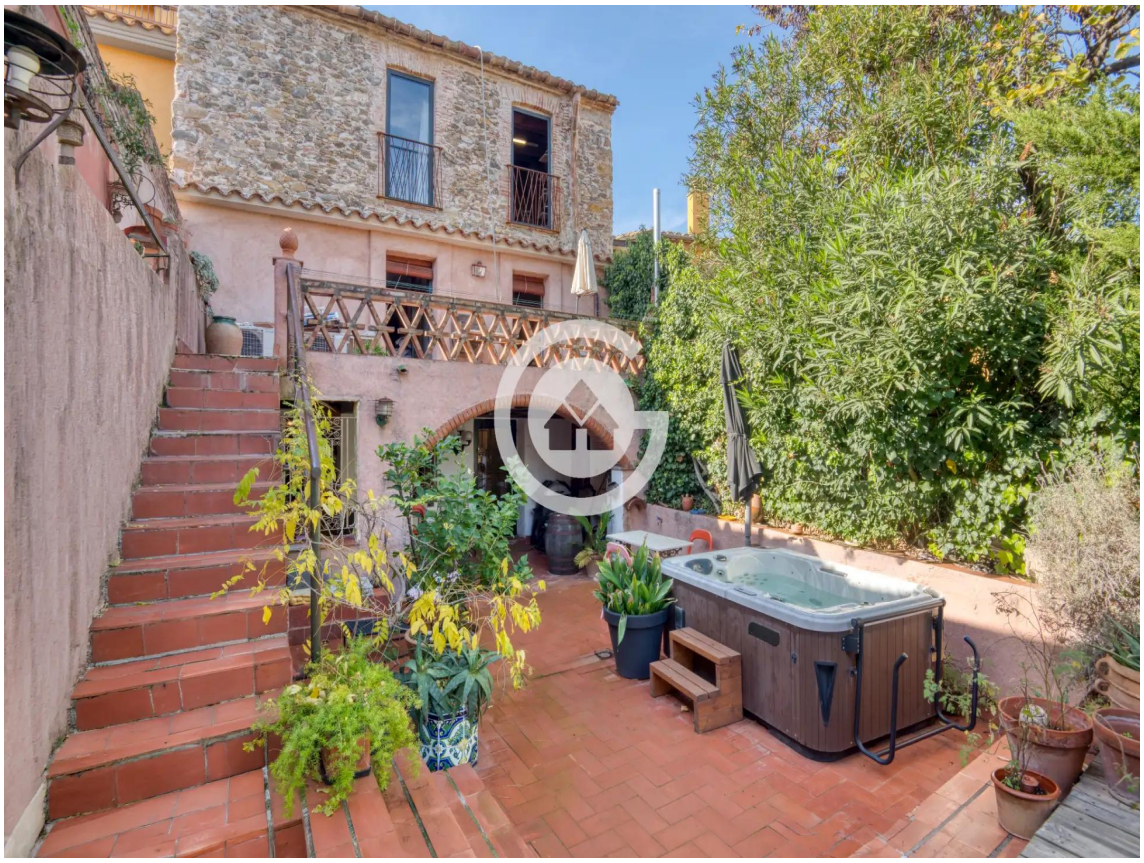























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