



## CHARM AND AUTHENTICITY IN THE HEART OF THE VILLAGE TRADITIONAL VILLAGE HOUSE WITH CATALAN VAULTED CEILINGS AND LOTS OF LIGHT 390.000 €

Discover this beautiful village house full of character and charm, located right in the centre of the village an unbeatable location for year-round living or as a second home with all modern comforts. The property preserves traditional architectural elements such as Catalan vaulted ceilings, while incorporating modern conveniences like double-glazed windows, natural gas heating, skylights, and a loft storage room, offering the perfect blend of authenticity and functionality. The house features three spacious and bright double bedrooms. The main suite stands out thanks to its generous size and high ceilings, providing a great sense of space and comfort. The other two bedrooms open directly onto a small outdoor terrace perfect for relaxing moments. There are two full bathrooms and a guest WC, well distributed to serve both day and night areas. The living-dining room, with its fireplace and vaulted ceilings, is a cosy space ideal for every season. Skylights flood the interior with natural light, and the east-west orientation ensures sunlight throughout the day.

Additionally, the property has a private water well, which can be a great asset for irrigation or other uses.

In very good condition, this property is ideal for those seeking a home with character, space, and a central, practical location.

Don't miss out on this unique opportunity! Contact us to arrange a viewing.

Expenses not included: taxes, Notary and Land Registry.

The information contained in this listing is pure

|                  |              |                    |                    |
|------------------|--------------|--------------------|--------------------|
| Transaction:     | Sale         | Category:          | House              |
| Municipality:    | Baix Empordà | Surface area:      | 140 m <sup>2</sup> |
| Rooms:           | 3            | Bathrooms:         | 2 bathrooms        |
| Washing machine: | Yes          | Utility room/area: | Yes                |
| Terrace:         | Yes          | Land:              | 125                |







































