ref. SG-01049



Charming rustic house amidst nature and tranquility in Romanyà de la Selva

EXCLUSIVE APIALIA COSTA BRAVA. Located in a natural environment of exceptional beauty, this charming rustic-style house in Romanyà de la Selva offers the ideal retreat for those seeking peace, comfort, and a connection with nature. Situated on a large plot of 1,827 sqm, surrounded by trees and native vegetation, it guarantees privacy and direct contact with its natural surroundings.

Built on a single floor and fully adapted for people with reduced mobility, the home stands out for its functional and cozy design. The open kitchen integrates harmoniously with the living-dining room, where an impressive fireplace creates a warm atmosphere, complemented by direct access to a terrace overlooking the garden and the pool. The exterior features a covered barbecue area, perfect for enjoying pleasant moments with family and friends.

The property features:

Price: **559.000 €**

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2 double bedrooms, one of them with a fireplace and an adapted en-suite bathroom.

1 full bathroom with a shower.

Garage converted into an independent bedroom with its own bathroom with shower, ideal for guests.

Laundry area.

The plot also includes a cozy wooden BUNGALOW, with capacity for 2 people, offering a perfect extra space for children or visitors. Additionally, it has a covered parking area and gas heating to ensure maximum comfort throughout the year. A unique property in a privileged location.

Property condition: Good
Net floor area: 155.58 sqm
Built area: 280 sqm
Energy Efficiency Certificate (EPC):
Consumption: F 317 kWh/sqm per year
Emissions: F 66 kg CO?/sqm per year
EPC Registration number: 1N1GMS8JB
Occupancy Certificate: CHG 00386825001
API Number: 881
AICAT Registration number: 12800 Costa Brava Realty S.L.
Location: Romanyà de la Selva area. Located in a stressed market zone.
Large property owner: No
Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.
Fees: Real estate agency commissions are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Calle de Roques Altes, Santa Cristina d'Aro, Baix Empordà	Built area:	280 m^2
Useful area:	155 m^2	Condition:	
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Plot:	2.107 m^2