



EXCLUSIVE APIALIA COSTA BRAVA. In the quiet and charming town of Les Olives, in the heart of Baix Empordà, we exclusively present this rustic house with character, spread over three floors plus a magnificent upper terrace with a porch and barbecue area.

The property is well-preserved and perfectly habitable, preserving traditional architectural elements that lend authenticity and warmth to the property. It has an entrance from two streets, providing comfort, cross-ventilation, and multiple uses.

We enter the house through the main entrance, which stands out for its spectacular vaulted hall with handcrafted terracotta tiles, a space that welcomes us with personality and charm. On the right, we find direct access to the garage. Opposite, a room leads to a vaulted room, a full bathroom with shower, the stairs leading to the first floor, and the second exterior exit.

The first floor is organized around a hallway that leads to a generous dining-living area with a fireplace, a second sitting room ideal as an office or reading area, a double bedroom with built-in wardrobes, and a kitchen with a fireplace and a

Price: 305.000 €

practical pantry. From this kitchen, an interior staircase leads to the upper floor.

On the third floor, a hallway lit by a skylight leads to three spacious double bedrooms, a full bathroom, and a semi-exterior room with built-in wardrobes. From here, a staircase leads to the large upper terrace of approximately 50 m².

The terrace is undoubtedly one of the home's most privileged spaces: it is partially covered with a porch that offers shade and protection, allowing for year-round use. It includes a built-in barbecue, ideal for enjoying meals al fresco. Furthermore, on this floor, we find an additional room yet to be finished, with generous windows and dimensions, offering multiple possibilities: it can be transformed into a summer kitchen, a study, an additional bedroom, or a bathroom, depending on the needs of the future owner.

An ideal property for those looking for a home with soul, livable but with a little updating, it can have great potential. Located in a peaceful rural setting, just minutes from the Empordà's main attractions.

Property condition: Good

Net floor area: 230 m²

Built area: 397 m²

Energy Efficiency Certificate (EPC):

Consumption: E 213 kWh/m² per year

Emissions: E 44 kg CO₂/m² per year

EPC Registration number: CZPTW4Y4W

Occupancy Certificate: CHG00958625001

API Number: 881

AICAT Registration number: 12800 Costa Brava Realty S.L.

Location: Located in a stressed market zone.

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 management fees are included in the sale price.

Transaction:	Sale	Category:	Townhouse
Situation:	Orient, Les Olives, Baix Empordà	Built area:	397 m ²
Useful area:	230 m ²	Occup. cert.:	
Condition:		Rooms:	5
Bathrooms:	2 bathrooms	Plot:	98 m ²