ref. 000407



EXCLUSIVE COSTA BRAVA. CHARMING RUSTIC HOUSE FOR SALE IN BELLCAIRE D'EMPORDÀ, NEAR THE COSTA BRAVA. In the heart of the Baix Empordà, in the charming village of Bellcaire, we exclusively present this authentic 214 m² rustic house, a unique property that combines the charm of Empordà architecture with modern comfort.

The home is spread over two levels. On the ground floor, we are welcomed by a spacious room divided into different areas: a welcoming entrance hall, a TV room, an elegant white living room, and a bathroom with a double sink and shower. The large dining room connects to a spacious, fully equipped kitchen/diner, which also has a utility room and direct access to the outside. On this floor, the vaulted ceilings and wooden beams with crossbars, along with the terracotta floors, are striking, conveying the warm and traditional character of the Empordà houses.

From the entrance, on the right, authentic stone stairs lead to the first floor, where we find three generous double bedrooms. The master bedroom is strikingly spacious and features a large adjoining room with built-in wardrobes, separated by an elegant archway that adds uniqueness and charm. This floor also features a full

Price: **350.000 €**

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bathroom with a shower. Natural light floods the spaces thanks to the strategically placed solatubes in the bathroom and the interior bedroom. On this floor, we highlight the parquet floors and wood-beamed ceilings, which provide warmth and comfort.

This home exudes an authentic rustic Empordà style in every detail: traditional ceilings, fine materials, and spaces full of personality. A perfect home for those looking for a peaceful setting, just minutes from the best beaches on the Costa Brava and surrounded by the charm of the Baix Empordà.

Property condition: Good
Net floor area: 161 m²
Built area: 214 m²
Energy Efficiency Certificate (EPC):
Consumption: E 221 kWh/m² per year
Emissions: E 45 kg CO2/m² per year
EPC Registration number: 2JJ5JXP9N
Occupancy Certificate: CHG01143925001
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:	Rural house
Situation:	Migdia, Bellcaire d'Empordà, Baix Empordà	Built area:	214 m^2
Useful area:	161 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	2 bathrooms
Plot:	107 m^2		