



House for Full Renovation in the Center of Palafrugell

EXCLUSIVE APIALIA COSTA BRAVA.

For sale: a spacious stately house of 290 m² built in the very heart of Palafrugell. Built in 1950, this property preserves the intact charm of its era through highly valued original elements such as the "volta catalana" (Catalan vault) and various characteristic architectural details that provide great personality and distinction.

The property requires a full renovation, making it an excellent opportunity to design a completely tailor-made project. Its structure and dimensions make it ideal either to be transformed into an exclusive private residence or to become an attractive commercial investment, such as a boutique hotel or a charming restaurant.

Furthermore, the property features a 50 m² private garden, a privileged outdoor space that is perfect for creating a relaxation area, a landscaped terrace, or even

Price: **250.000 €**

for expanding the facilities of the business project itself.

Thanks to its central location, just a step away from all essential services and a few minutes from the most iconic beaches of the Costa Brava, this property offers enormous development potential and multiple opportunities for capital appreciation. It is, without a doubt, a unique opportunity for those seeking a property with character, history, and endless possibilities in one of the most sought-after and stylish areas of the Empordà.

Property condition: To be renovated

Net Internal Area: 235 m²

Gross Built Area: 290 m²

Energy Performance Certificate (EPC): Exempt due to comprehensive renovation

Certificate of Occupancy: Exempt due to comprehensive renovation

API Number: 881

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

Located in a rent-controlled/stressed zone. Large property holder status.

Not included in the price: Property Transfer Tax (ITP, current rate in Catalonia), notary, and land registry fees according to tariff.

Fees: Real estate mediation fees are included in the sale price.

Transaction:	Sale	Category:	Townhouse
Situation:	Calle de Sant Sebastià, Palafrugell, Baix Empordà	Built area:	290 m ²
Useful area:	235 m ²	Occup. cert.:	
Condition:		Rooms:	6
Bathrooms:	6 bathrooms	Plot:	272 m ²