

€460,000 House / Villa - Sold

## Comfortabl 3-bedroom house with commercial space for sale, centrally located in Castell d'Aro

Spain » Costa Brava » Platja d'Aro » 17249

<b>5</b>	<b>4</b>	<b>190m<sup>2</sup></b>	<b>190m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

+34 872 025 008 • platjadaro@lucasfox.es • lucasfox.com • Avinguda Castell d'Aro 42, Girona, Spain

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### OVERVIEW

**This well-maintained 320 m<sup>2</sup> property boasts a central location and a spacious ground floor commercial area, including three convertible rooms, a bathroom, and a roomy garage with access to a 74 m<sup>2</sup> courtyard and basement.**

On the ground floor of this residence, we find a spacious commercial area with an excellent central village location. This sizable property is impeccably maintained, boasting 320 m<sup>2</sup> of living space. The ground floor comprises a commercial space, a bathroom with a shower, and three rooms, which could potentially be converted into a living area. Additionally, there is a large garage with room for multiple cars, with access to a 74 m<sup>2</sup> courtyard and a basement.

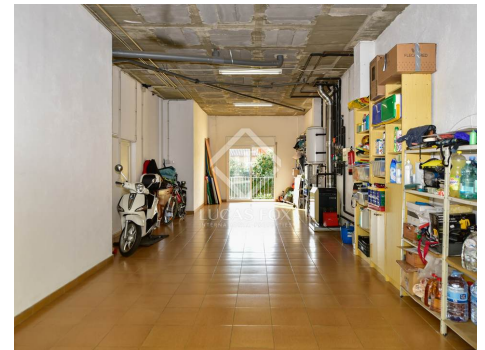
The first floor houses the primary living area, including a living room with a fireplace, a 12 m<sup>2</sup> terrace, three bedrooms with built-in wardrobes, two full bathrooms, and three small balconies, one for each bedroom.

Moving up to the second floor, you will find an 83 m<sup>2</sup> sitting area with a laundry room and a spacious 30 m<sup>2</sup> terrace featuring a barbecue and open views. There is a generous open space that can serve various purposes, such as a large bedroom, office, or space for family gatherings. This floor also includes an exterior terrace with lovely views of Vall d'Aro.

Behind the residence, there is a 75 m<sup>2</sup> patio area.

The house features both air conditioning and oil heating, ensuring comfort throughout the day.

Contact us today for further information.



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Private garage, Natural light, Parking,  
Storage room, Heating, Equipped Kitchen,  
City views, Beauty salon, Barbecue,  
Balcony, Alarm, Air conditioning

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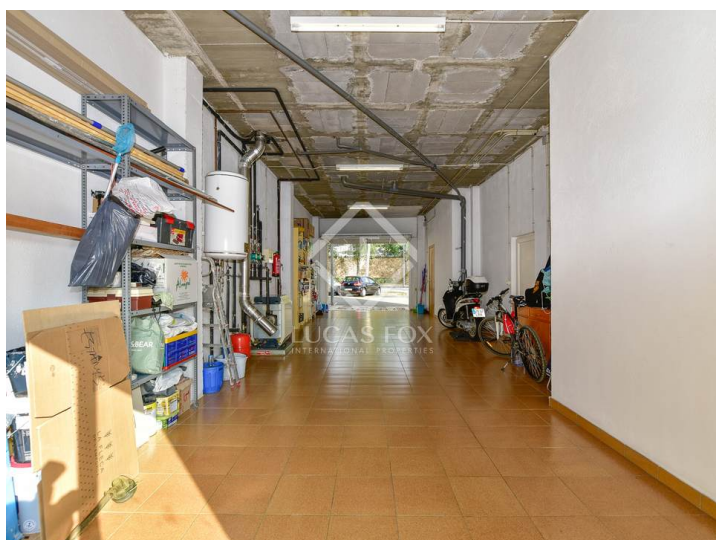


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