





## House to renovate with great potential in Palafrugell (1910)

Unique opportunity to renovate a charming period property and turn it into a modern, functional home, fully tailored to your taste.

This is a house from 1910, built on a 218 m<sup>2</sup> plot, with a current built area of 106 m<sup>2</sup>. The property offers excellent potential for extension, allowing construction up to 14 metres in depth, opening the door to a very attractive refurbishment project, both for a main residence and as an investment.

Possible layout after renovation:

Ground floor: 1 double bedroom, full bathroom, kitchen and living-dining area

First floor: 2 double bedrooms and 2 full bathrooms

Thanks to the size of the plot, there is room to optimise the layout, create outdoor areas such as a garden and parking space, and design a comfortable and bright home.

Ideal for private buyers looking to personalise a home from scratch, as well as investors or developers aiming to take advantage of the buildable potential of a full renovation with high revaluation potential.

A property with character and history, offering enormous potential to be transformed into a spectacular home in a central and well-connected area.

Transaction	Sale
Category	Single family house
Municipality	Baix Empordà
Surface area	106 m <sup>2</sup>
Land	218 m <sup>2</sup>

122.000 €