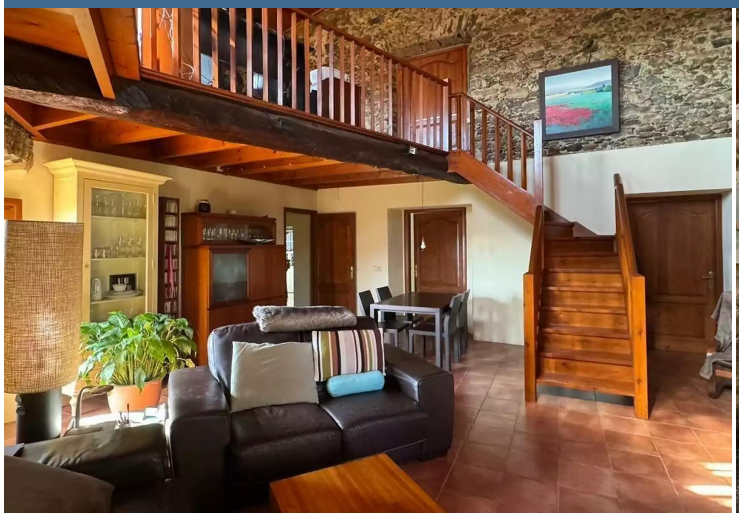





Spectacular house in Rabós

We present this unique property full of history and generous spaces, ideal both as a family home and for developing a project with character and personality.

On the ground floor, we find a large open space formerly used for wine production, which still preserves the original wine vat, giving the property an authentic and distinctive charm. This floor also includes a garage area with capacity for three vehicles, a technical room where the heating system machinery is located, a small entrance hall, and a full bathroom.

On the first floor, the property offers a comfortable and functional layout. It features a kitchen with pantry, one single bedroom, two double bedrooms, a cozy living room, a spacious dining room, and a full bathroom.

Exclusive with Apialia Group:

One of the most remarkable areas of the house is the dining and living area distributed over two levels with double-height ceilings, fully clad in wood, creating a warm atmosphere full of personality.

At the upper part of this space, there is a charming wooden mezzanine currently used as an office, which provides access to an unfinished room with great potential to become a suite with a private terrace.

The property benefits from an excellent south-facing orientation, ensuring abundant natural light throughout the day. In addition, it offers easy access, a privileged riverside location, and is very close to the municipal parking area.

A charming home with spacious interiors and multiple possibilities, perfect for those looking for a property with history and great potential for customization.

Ref. energy certificate: 5PNRDCJBT

In accordance with current regulations, the owner does not hold the status of large property holder.

In accordance with art. 20.1 of the TRLGDCU, the property price does not include taxes or expenses, which shall be borne by the buyer. The transaction will be subject to Property Transfer Tax (ITP) or, where applicable, VAT and Stamp Duty (AJD), according to the applicable rate, in addition to notary and land registry fees (subject to official tariffs). The buyer shall not pay any real estate agency fees. If administrative management services for the transaction are contracted, the applicable financial conditions will be those expressly indicated and accepted. In the case of mortgage financing, the related costs shall be those agreed upon with the financial institution.Número API: A14265, número registro: 13420

Transaction	Sale
Category	Rural house
Situation	Calle del Pont, Rabós, Alt Empordà
Built area	396 m^2
Useful area	378 m^2
Condition	
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Plot	223 m^2

475.000 €



E - 51 kWh/m^2
E - 212 kg CO_2/m^2