



Cal Bonic: a unique 19th-century house with garden, terrace and dual access in the

Exclusive listing - Some homes are simply lived in; others have a story to tell. Cal Bonic belongs firmly in the latter category. This distinctive 19th-century house has retained much of its authentic character over the years, preserving the atmosphere of a traditional Catalan home while offering the practical comforts required for everyday living.

Set right in the centre of Riudarenes, in the La Selva region of Girona, the property benefits from an unusual and highly practical feature: it has frontage and access from two streets. This gives the house excellent flexibility, added convenience and a number of possible uses. Riudarenes is a peaceful and welcoming village of around 2,500 inhabitants, well suited to those looking for quality of life, a natural setting and a slower pace, while remaining well connected to the main towns and cities nearby.

The property is arranged over two distinct floors. The ground floor offers approximately 125 m² built, while the first floor provides around 78 m² built, creating a versatile home that can adapt to different family requirements.

On the ground floor there is an exterior bedroom with a window to the front façade, several internal rooms that could be used in a variety of ways, a bathroom and, at the rear of the house, a welcoming open-plan kitchen and dining area. This space enjoys natural light thanks to a skylight and opens directly onto the garden, creating an easy flow between indoors and outdoors.

The garden is one of the key features of the property. It offers a private outdoor space for family gatherings, al fresco dining or simply enjoying a quiet moment. It also has direct access from the rear street, allowing vehicles to enter and providing the possibility of parking within the plot itself — a particularly valuable feature for a house located in the centre of the village.

The upper floor is currently arranged as an independent apartment, with access both from the garden and from the dining area on the ground floor. This level includes a generous 38 m² terrace, a

bathroom, an exterior bedroom, an internal room and an open-plan living area with kitchen and dining space. It can be kept as a separate area for family members or guests, or easily incorporated into the main house to create additional bedrooms and increase the overall living space according to the needs of the household.

The house is equipped with heating, air conditioning and two electric awnings, bringing together the charm of a historic property with modern-day comfort.

One of the most appealing aspects of Cal Bonic is its setting. Just a short distance behind the house lies the emblematic Rec del Molí, one of Riudarenes’ most valuable heritage features. This historic irrigation channel, of medieval origin, was created to provide hydraulic power to former flour and timber mills in the area, as well as to irrigate the village’s local vegetable gardens. Today, it is a place of historical, ecological and landscape value, closely linked to the identity of Riudarenes and ideal for pleasant walks in a natural setting.

The location offers the calm of village life with essential services close at hand. The property is just 6 km from Santa Coloma de Farners and approximately 30 minutes by car from both Girona and the beaches of the Costa Brava.

Cal Bonic is one of those rare homes that still carries the spirit of another era. A singular and authentic property where every room conveys history and character, difficult to find in today’s market. Traditional architecture, a garden with vehicle access, a spacious terrace and the benefit of connecting two streets make this a unique opportunity in the heart of Riudarenes.

A property with many possibilities, ideal both for families looking for generous space and separate areas, and for those wishing to enjoy a home with history, character and a strong sense of identity in a privileged location in La Selva.

Condition: good. Usable floor area: 164 m². Built area: 197 m². Year of construction: 1900. Energy Performance Certificate (CEE): Consumption: D: 145 Wh/m² year. Emissions: D-30 kg CO₂/m² year. Registration number: 08J4KCDPW. Certificate of habitability: CHG00531722001. Located in a regulated housing market area. Not included in the price: Property Transfer Tax —at the rate currently applicable in Catalonia—, notary fees and land registry fees according to official tariffs. Fees: estate agency management fees are included in the sale price. Owner: not a large property holder. AICAT: 12769. API: A14138.

Transaction	For sale	Category	Serial house
Situation	SAN MARTÍ, 23, Riudarenes, Selva	Built area	197 m2
Useful area	163 m2	Bedrooms	4
Bathrooms	2 bathrooms	Parking	43 m2
Mains gas	Yes	Washing machine	Yes
Terrace	38 m2	Garden	43 m2
Central heating	Yes	Air conditioning	Yes
Plot	161 m2		

Price 285.000 €