



### **FOR SALE: Charming Restored Vintage Home in Pont Major, Girona**

*An architectural treasure full of character and personality.*

Discover this 19th century architectural gem, a unique home that combines history and modernity in the heart of Pont Major. This 3-story house, fully renovated, offers a charm that captivates from the first moment. With a privileged location just steps away from the Ter river, it is a unique opportunity for those seeking more than just a simple home. The ground floor features a bright living room with direct access to the exterior, a functional kitchen, a guest toilet, traditional laundry room, and a private water well. On the first floor, you will find a complete bathroom with a modern shower and a double bedroom with views, while the second floor houses two spacious double bedrooms. All windows are new, with double glazing for added comfort. The comprehensive renovation has preserved original elements, maintaining the historical character of the property. With impeccable maintenance, a cozy and bright atmosphere, and a private garden, this home is perfect for those seeking a house with soul in a neighborhood full of history.

The house does not have a garden, but it features an extraordinarily long corridor measuring 1.5 meters wide by 46 meters long, which offers direct and privileged access to the Ter River, turning this passageway into a perfect transition zone to a natural environment ideal for walking.

The house is located 3.5 km from the historic center of Girona, 35 km from l'Estartit, 42 km from Sant Feliu de Guíxols, and 62 km from the French border. This property offers an exceptional location that allows you to enjoy urban life and the Mediterranean charms within a short radius.

The indicated price does not include taxes, fees, and expenses associated with the purchase of the property. These additional costs include, but are not limited to, Property Transfer Tax (ITP) or VAT as applicable, Documented Legal Acts Tax (AJD), notary, and registration fees.

Transaction	For sale	Category	Serial house
Situation	Pont Major, 93, Girona, Gironès	Built area	121 m2
Useful area	88 m2	Bedrooms	3
Bathrooms	1 bathroom , 1 toilet	Washing machine	Yes
Plot	108 m2	Balcony	Yes
Furnished	Yes		

**Price**                    **229.000 €**