ref. **272200**



Townhouse in the center of Palafrugell 450.000 €

Spacious and bright terraced house located in the heart of Palafrugell, in a prime position that puts all daily amenities—such as a secondary school, a medical center, supermarkets, restaurants, and shops—within a few minutes' walk.

An ideal property for families seeking space, comfort, and privacy, with the added benefit of a communal swimming pool and garden, set within a quiet and exclusive residential environment.

The house is spread over three floors, with a layout designed to make the most of every area, combining generous living spaces with comfortable bedrooms and private terraces.

On the main floor, the entrance hall leads to a large, bright, and functional kitchen—perfect for everyday use. This floor also includes a convenient guest bathroom.

The living-dining room is spacious and welcoming, with direct access to a pleasant private terrace—an ideal spot for al fresco dining, spending time with family and friends, or simply relaxing. From the terrace, you can access the communal swimming pool and garden, shared exclusively with the other residents of the community.

Also on this level, there is direct access to a private garage (with space for one car), a multi-purpose room with a fireplace, and a storage area.

The first floor is dedicated to the sleeping quarters, featuring two double bedrooms, one single bedroom, and a full bathroom. All rooms are equipped with built-in wardrobes—a practical solution for keeping things organized and maximizing space. On the upper floor, there is a spectacular, spacious, and light-filled master suite, featuring access to a private terrace, a large walk-in closet,

and a full bathroom that stands out for its generous size and comfort. The terrace also includes a functional laundry area.

Another appealing feature of the house is that every room has access to the outdoors via small balconies or terraces—a detail that enhances natural light and ventilation throughout the space.

This home is designed for year-round enjoyment, offering ample space, private terraces, a dedicated garage, and communal areas with a swimming pool and garden. Its central location allows for a convenient, walkable lifestyle, with everything you need close by.

The stated price does not include taxes or costs associated with the purchase, which, under current legislation, are the responsibility of the buyer. The Property Transfer Tax (ITP) applies to this transaction. Notary and land registry fees are also excluded.

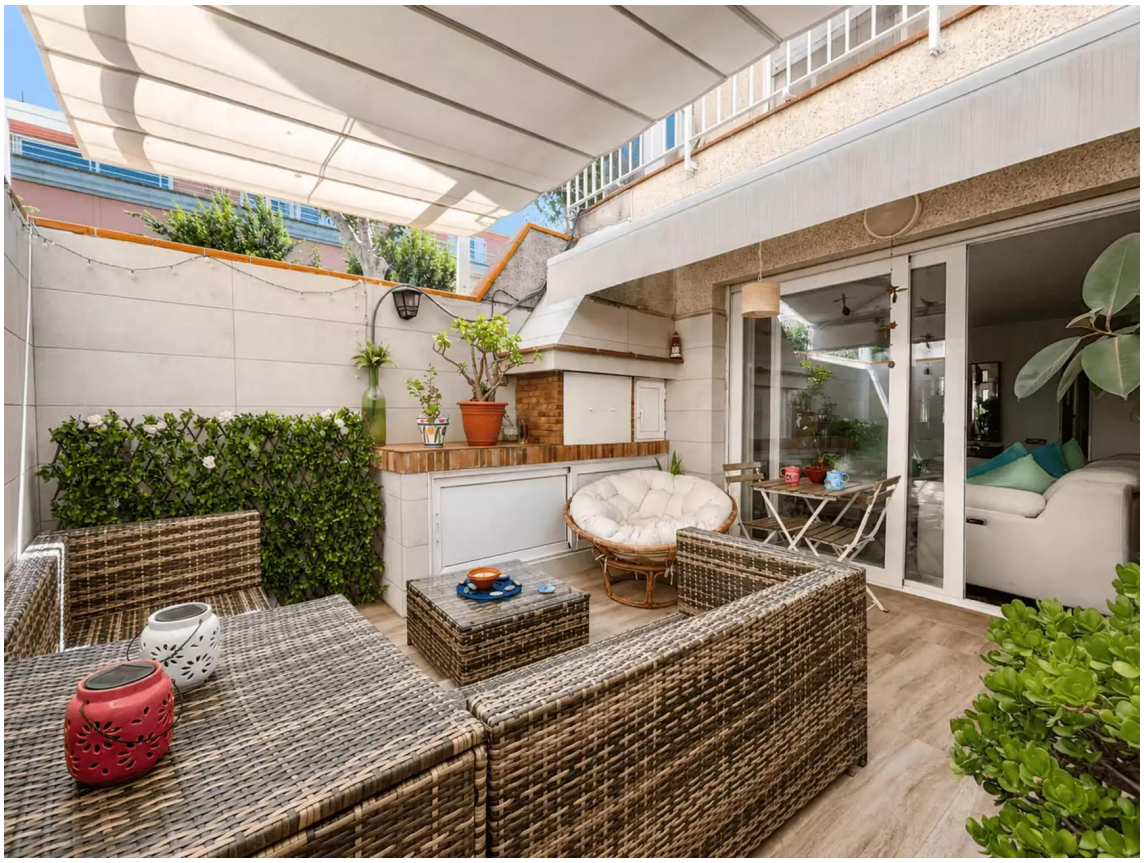
The property comes with a valid energy efficiency certificate and a certificate of habitability.

Transaction:	Sale	Category:	Serial house
Situation:	Àngel Guimerà, Palafrugell, Baix Empordà	Built area:	227 m^2
Condition:	Perfect condition	Rooms:	4
Bathrooms:	3 bathrooms	Garage:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Central heating:	Yes	Air conditioning:	Yes
Balcony:	Yes		









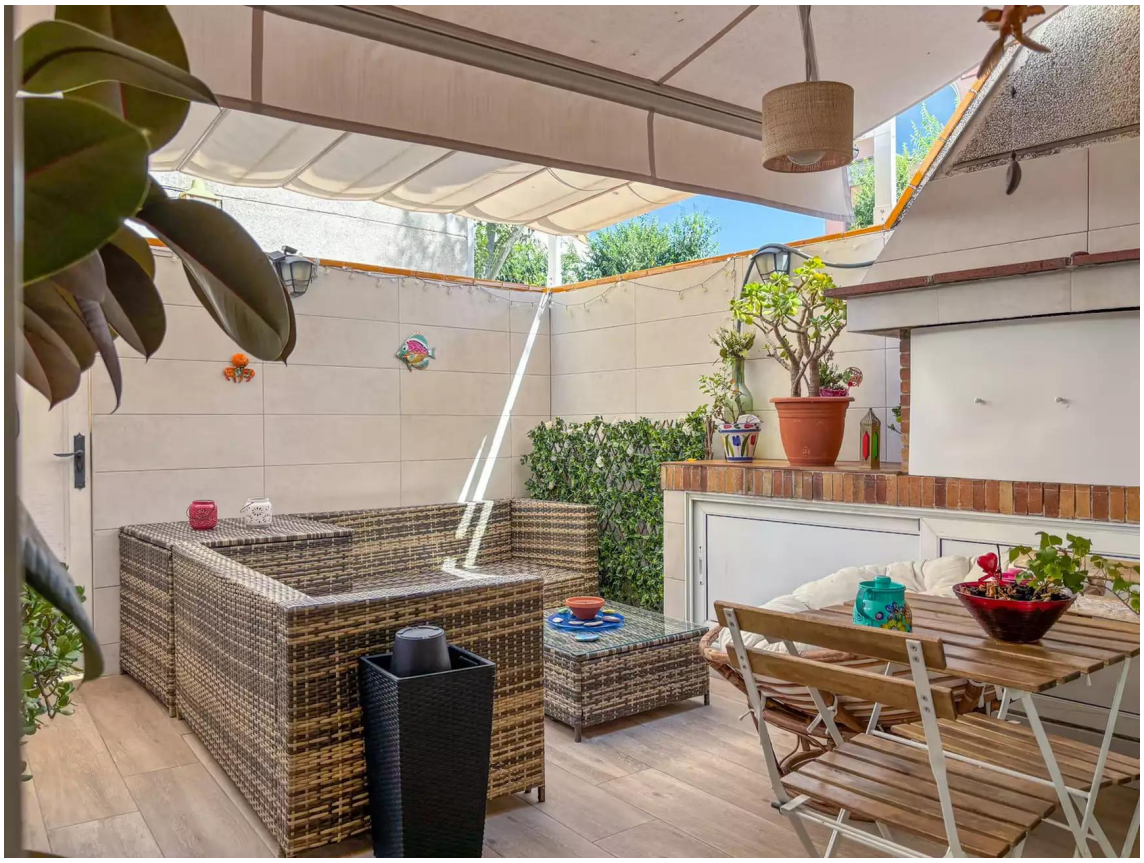













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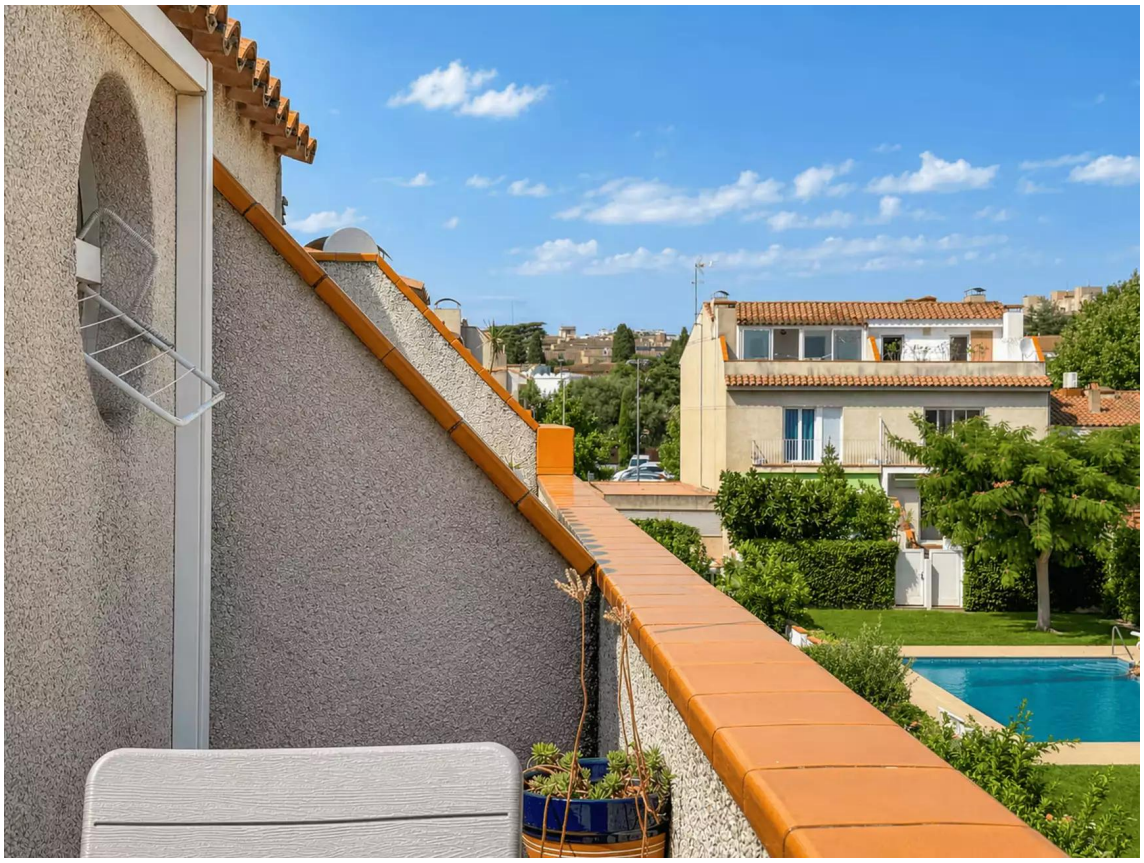


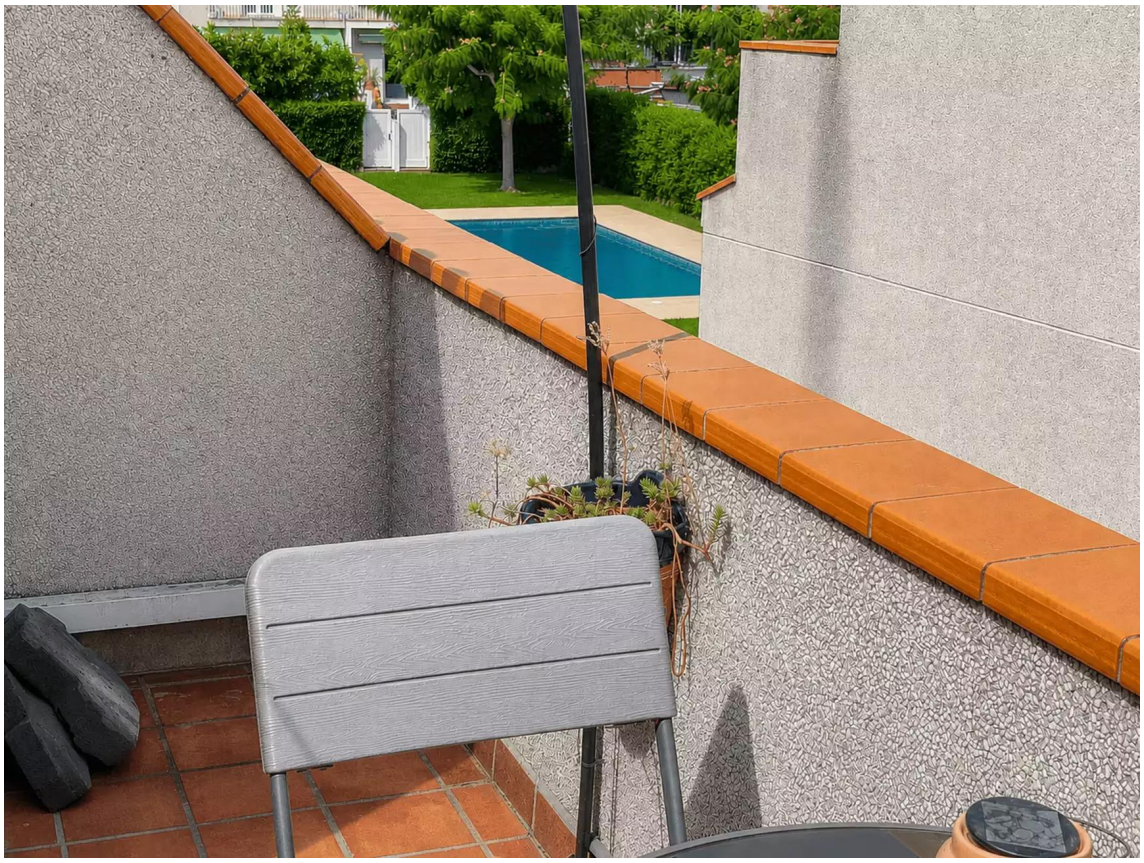


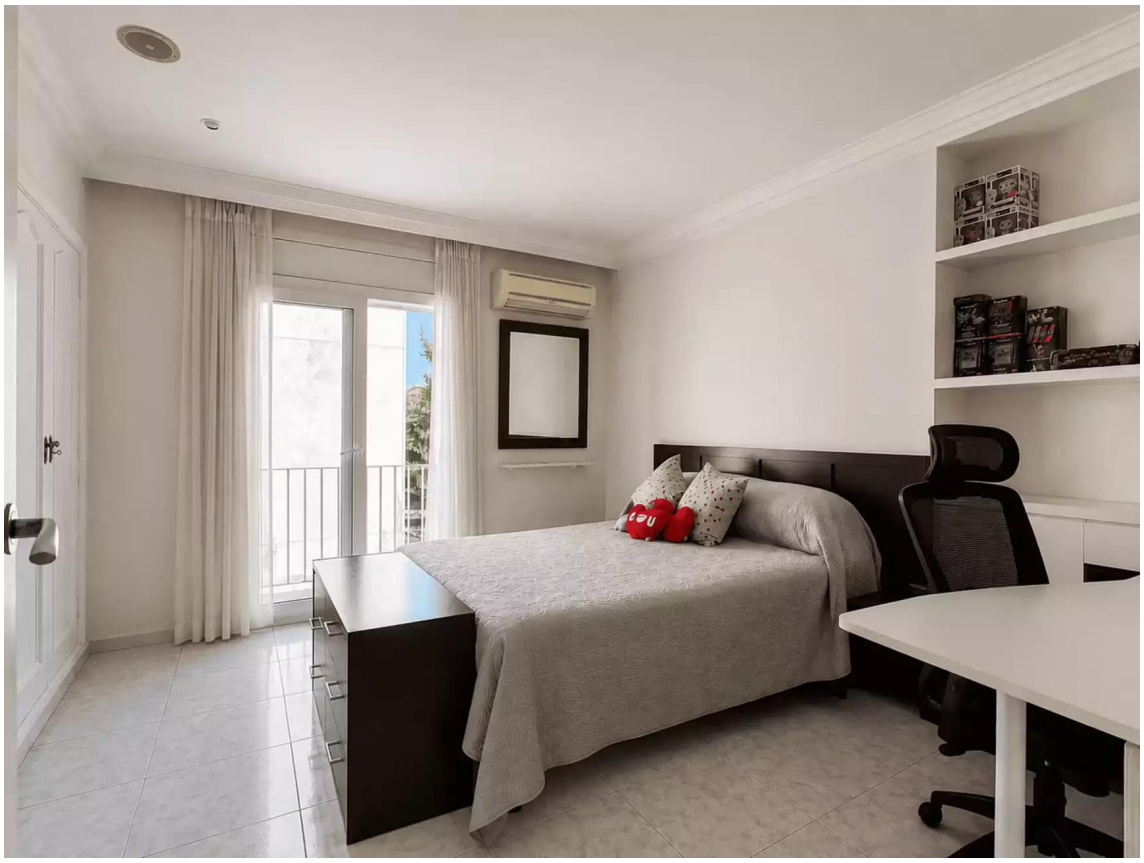














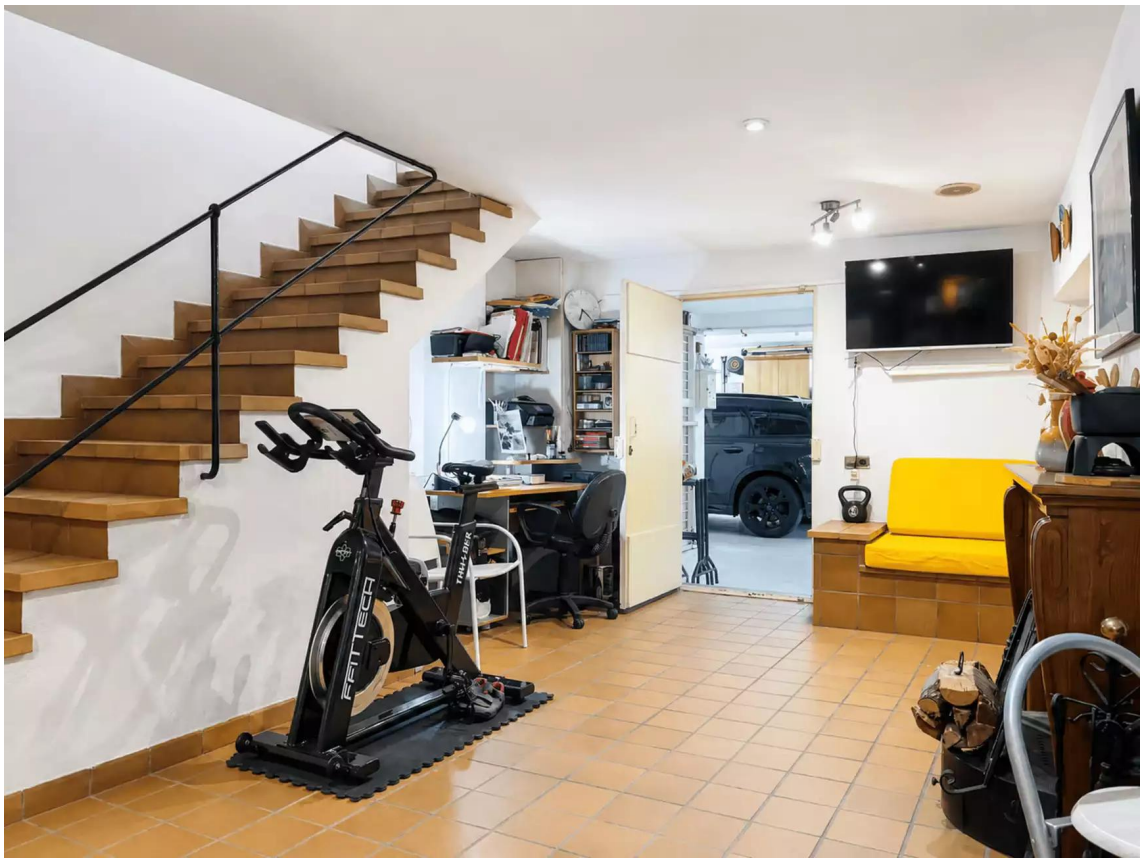









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