



Townhouse just a few minutes from the town center

470.000 €

Townhouse in Palafrugell, built in 2003 with high-quality finishes and in excellent condition. Located just 3 km from the best beaches on the Costa Brava, it is perfect for enjoying the tranquility and beauty of the region.

The house is spread over three levels: basement, ground floor, and first floor. The basement includes two rooms, one double and one single, currently used as storage.

On the ground floor, there is a private garden with a porch, a spacious living-dining room with access to the exterior, an independent kitchen, a guest toilet, and a garage with space for two cars.

On the first floor, there are three double bedrooms, one single bedroom, and a full bathroom with a bathtub.

Additionally, the property features a water well, central heating with natural gas, aluminum windows with double glazing, and a south-facing orientation, which ensures excellent natural light throughout the day. This property is an exceptional opportunity both as a permanent residence and as a vacation home.

Contact us for more details or to arrange a visit!

Property condition: Good

Usable surface: 210 m²

Built area: 267 m²

Year of construction: 2003

Energy Efficiency Certificate (EEC):

info@giscom.cat

www.giscom.cat

972 611 023

Consumption: E166 kWh/m². Emissions: E35 kg CO₂/m².

EEC: Valid until 20.12.2032

Habitation certificate: Valid until 09.01.2038

API number: 980

AICAT registration number: 5339

Not included in the price: Property Transfer Tax (current rate in Catalonia), notary and registry fees according to official tariffs.

Fees: Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	House
Situation:	dels Plans, Palafrugell, Baix Empordà	Built area:	267 m ²
Useful area:	210 m ²	Occup. cert.:	
Condition:	Good condition	Rooms:	4
Bathrooms:	2 bathrooms	Garage:	Yes
Mains gas:	Yes	Washing machine:	Yes
Terrace:	Yes	Central heating:	Yes
Plot:	410 m ²		

























