

**Investment opportunity in Palafrugell****115.000 €**

We present this charming flat located in a 2008 building, on a quiet second floor with east-west orientation, ensuring natural light throughout the day.

The property features a spacious double bedroom in suite format, with a fully integrated bathroom and direct access to a private balcony – perfect for relaxing moments.

The daytime area is arranged in a bright and open space that combines the kitchen and dining area into a single, open-plan layout, with access to a second balcony offering pleasant open views.

Equipped with natural gas heating via radiators and double-glazed windows, the flat offers year-round thermal comfort. The price includes a parking space and a storage room. The building includes a lift with direct access to the flat, although it is currently deactivated.

Ideal for investors: the property is sold with the current tenant in place, with a contract in force since 2019. The tenant is reliable, punctual with payments, and without any incidents, making this an immediate, low-risk investment opportunity.

A functional, well-laid-out property with great potential – ideal as a rental asset or future private residence.

Contact us for more information or to arrange a viewing!

Costs not included: taxes, Notary and Land Registry fees.

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Transaction:	Sale	Category:	Flat
Municipality:	Baix Empordà	Surface area:	59 m <sup>2</sup>
Rooms:	1	Bathrooms:	1 bathroom
Parking:	Yes	Mains gas:	Yes
Utility room/area:	Yes	Central heating:	Yes
Balcony:	Yes	Lift:	Yes
Furnished:	Yes		























