



## TOWNHOUSE WITH COMMERCIAL PREMISES FOR SALE IN THE CENTRE OF PALAFRUGELL

**380.000 €**

In the heart of Palafrugell, we present this townhouse with garden and ground floor commercial premises, a property full of potential that becomes a true opportunity for both private buyers and investors.

The house offers five bedrooms, one of them en-suite with private bathroom, as well as two full bathrooms and two guest toilets, providing space and comfort for the whole family.

The property is equipped with natural gas heating and a fireplace, details that guarantee comfort and warmth.

At the rear, there is a garden with an annex building, a versatile space that can be used as a workspace, studio, leisure room, or even a small apartment, depending on the buyer's needs.

Facing south, the house is particularly bright and offers a cosy and pleasant atmosphere throughout the day. Although it requires renovation, it is a project with great potential, capable of being transformed into a charming first or second residence, or into a unique project such as a boutique hotel or coliving space in the town centre.

The ground floor, with its own commercial premises, further expands the options for use and profitability, combining business and living in a prime location.

A unique property for those looking to create something truly special in Palafrugell.

Contact us for more information and discover all the options this house has to offer!

The information contained in this listing is purely informative and has no contractual value. GISCOM Real Estate does not guarantee the accuracy of the data, which may be subject to change, error or omission without prior notice.

Property condition: To be renovated

Usable area: 289 m<sup>2</sup>

Built area: 340 m<sup>2</sup>

Year of construction: 1950

Energy Performance Certificate (EPC):

Consumption: E 192 kWh/m<sup>2</sup>. Emissions: E 40 kg CO<sub>2</sub>/m<sup>2</sup>.

EPC registration number: Valid until 23.12.2034

Habitation certificate: Valid until 30.12.2039

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:	Sant Sebastià, Palafrugell, Baix Empordà	Built area:	340 m <sup>2</sup>
Useful area:	289 m <sup>2</sup>	Occup. cert.:	
Condition:	To Restore	Rooms:	5
Bathrooms:	2 bathrooms , 2 toilets	Mains gas:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Central heating:	Yes
Plot:	227 m <sup>2</sup>	Balcony:	Yes





























