



Experience the Essence of the Costa Brava in Calella de Palafrugell.

880.000 €

Imagine waking up every day surrounded by light, tranquility, and nature in this charming chalet located in the exclusive Prat Xirlo area, just a 10-minute walk from the most beautiful beaches of the Costa Brava. This property is designed for enjoying family life, with spacious, bright rooms and a functional layout that combines comfort and style.

The ground floor invites you to enjoy unique moments: independent kitchen with dining area and direct access to the garden, double-height living-dining room filled with natural light, en-suite bedroom with private bathroom, and a guest toilet. Outside, a four-sided garden, porch with barbecue, and private parking for two cars create the perfect setting for gatherings, relaxation, or simply enjoying nature.

The first floor offers four bright bedrooms, all with built-in wardrobes, and two full bathrooms. The attic is a spacious, versatile area that can be used as an office, study, or playroom, adapting to all your needs.

Features that make the difference: sliding doors that maximize space, exterior PVC windows with double glazing, and gas heating, ensuring comfort in every season.

This home is more than just a house—it's a lifestyle: tranquility, quality, space, and the magic of the Costa Brava at your fingertips. A unique opportunity for those seeking more than a home, a place to create unforgettable memories.

The information contained in this listing is for informational purposes only and is not contractual. GISCOM Real Estate does not guarantee the accuracy of the data, which may be subject to changes, errors, or omissions without prior notice.

Usable area: 230 m²

Built area: 284 m²

Year of construction: 1999

Energy Performance Certificate (EPC):

Consumption: E 198 kWh/m². Emissions: E 40 kg CO₂/m².

EPC registration number: Valid until 17.10.2035

Habitation certificate: In process

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:	Calle de la Primavera, Calella de Palafrugell, Baix Empordà	Built area:	284 m ²
Useful area:	230 m ²	Occup. cert.:	
Condition:	Good condition	Rooms:	6
Bathrooms:	4 bathrooms	Parking:	Yes
Terrace:	Yes	Central heating:	Yes
Plot:	603 m ²		





























