



**Authentic village house with patio and terrace in the town centre. 386.000 €**

Discover this charming village house, distributed over two floors and in very good condition. Located right in the centre of Palafrugell, it offers an exceptional combination of comfort and character.

On the ground floor, you will find a spacious living room with a fireplace and a Catalan vaulted ceiling, an independent dining room, and a large kitchen with a skylight that floods the space with natural light and connects directly to the cosy rear patio.

The upper floor features a master suite with built-in wardrobes, a balcony, a full bathroom with a bathtub, and a dressing area, as well as two additional double bedrooms one of them with access to the patio and the terrace and a shared bathroom with a shower.

The outdoor area includes a lovely patio with a barbecue, pantry, and utility room, along with an independent laundry room and a bathroom with a shower, from which you can also access the upper floor and the terrace.

Additional features include a water softener, insulated glazing, and gas heating. Come and discover this uniquely charming home.

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

The information in this advertisement 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.

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	187 m <sup>2</sup>
Rooms:	3	Bathrooms:	3 bathrooms
Utility room/area:	Yes		





























