



## A lovely spacious and bright house for sale in Palafrugell

**449.000 €**

Discover this magnificent property located in one of the quietest and most sought-after residential areas, just minutes from the town center and close to all services. A spacious, bright, and perfectly designed home ideal for families seeking comfort, space, and quality of life.

On the ground floor, a charming garden welcomes you and leads to the private garage for two cars, equipped with an automatic door. This level also includes an independent 70 m<sup>2</sup> apartment, fully equipped with its own gas heating system and private terrace .

Spread across two floors, every corner of this home is designed for family well-being.

### First floor

A generous entrance hall leads to a cozy living room with fireplace and balcony, perfect for relaxing or enjoying family moments.

The large, bright kitchen-dining room includes an independent laundry room and direct access to outdoor areas.

This floor is completed with:

- □ A study or multipurpose room, ideal for remote work or as an additional space.
- □ A full bathroom.
- □ A double bedroom with built-in wardrobes.
- □ A suite bedroom with private bathroom and access to a beautiful terrace, your future corner for relaxation.

### Second floor

A generous open-plan room gives access to a spectacular 35 m<sup>2</sup> terrace-solarium, the perfect spot to enjoy the sun or outdoor evenings.

Additionally, this floor includes two double bedrooms and a full bathroom, offering privacy and comfort for the whole family.

Property condition: Good condition Useful area: 300 m<sup>2</sup> Total area: 339 m<sup>2</sup> Year of construction: 1978 Energy Performance Certificate (EPC): valid until 2032 Occupancy Certificate: valid until 2031 API number: 980 AICAT registration number: 5339 Not included in the price: ITP (current rate in Catalonia), notary and registry fees as per the applicable tariff. Commissions: The estate agent's commission is included in the sale price.

Disclaimer:

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Transaction:	Sale	Category:	House
Situation:	Calle de la escala, Palafrugell, Baix Empordà	Built area:	339 m <sup>2</sup>
Useful area:	335 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	5
Bathrooms:	4 bathrooms	Parking:	Yes
Garage:	Yes	Washing machine:	Yes
Terrace:	Yes	Central heating:	Yes
Plot:	159 m <sup>2</sup>	Balcony:	Yes





























