

**Magnificent corner house for sale in Palafrugell****528.000 €**

GISCOM presents this magnificent corner house for sale in Palafrugell, located in a very quiet residential area and just a few minutes walk from the town centre. Its location is ideal for those seeking convenience and excellent access to the best beaches of the Costa Brava, such as Calella de Palafrugell, Llafranc and Tamariu.

The property is part of a group of semi-detached homes, and being a corner unit, it enjoys exceptional natural light and a privileged orientation.

On the basement level, you will find a spacious garage with capacity for three vehicles, a laundry area, and an additional room perfect for use as a workshop, wine cellar or storage space.

The ground floor is designed as the daytime living area. A welcoming entrance hall leads to the large living-dining room and the fully equipped kitchen, both with direct access to the private garden. Outside, a charming porch with barbecue and summer dining area, facing south and sheltered from the tramontana wind, allows you to enjoy the outdoor space all year round. This floor also includes a guest toilet and interior access to the garage.

The first floor is dedicated to the sleeping area: a large suite with walk-in wardrobe and full bathroom, two double bedrooms, one single bedroom, and a second complete bathroom. Some of the bedrooms also have access to a terrace, adding even more light and a sense of space.

The property is equipped with all modern comforts: PVC windows with double glazing, electric shutters, underfloor heating, air conditioning, alarm system and automatic garden irrigation.

Property condition: excellent. Certificate of occupancy: CHG01226025001. Situated in a highly

sought-after area. Not included in the price: ITP (the applicable tax rate in Catalonia), notary and registry fees at the prevailing rates. Expenses: the estate agencies commissions are included in the sale price. AICAT: 5339 · API: 980. DR GISCOM

Transaction:	Sale	Category:	House
Situation:	Calle TORRE DELS MOROS, Palafrugell, Baix Empordà	Built area:	316 m ²
Useful area:	300 m ²	Occup. cert.:	
Condition:		Rooms:	4
Bathrooms:	2 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Plot:	300 m ²		





























