



## Charming terraced house in the heart of Palafrugell, with patio.

**438.000 €**

If you are looking to live in the town centre, within walking distance of all amenities and just a few minutes from the best beaches on the Costa Brava, this property is sure to impress.

East-facing terraced house, ensuring excellent natural light and a warm, welcoming atmosphere throughout the day.

The ground floor features a pleasant living-dining room with fireplace and beautiful traditional Catalan vaulted ceiling, with direct access to a private patio, perfect for outdoor dining and family moments. The kitchen is separate. This floor also includes a guest toilet, garage and a practical laundry room with access from the patio.

The first floor comprises the sleeping area: a master suite with full bathroom, a double bedroom with built-in wardrobes and a single bedroom also with built-in wardrobe, ideal as a child's bedroom or dressing room.

The top floor offers a spacious open-plan area with multiple possibilities: additional bedroom, office, playroom, leisure area or gym. It also features two terraces with open views over the charming town of Palafrugell, a privileged space to relax and enjoy the sun and surroundings.

The property is fitted with wooden double-glazed windows, oil heating and mosquito screens, ensuring year-round comfort.

Located in the very centre, with the market, pharmacies, shops, restaurants and leisure areas just steps away, and only a few minutes' drive from the iconic beaches of Calella de Palafrugell, Llafranc and Tamariu.

A charming, bright home with an unbeatable location in the Baix Empordà.

Costs not included: taxes, notary and land

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	236 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms
Terrace:	Yes	Land:	164



### DECORACIÓN VIRTUAL















































