



Charming townhouse in Palafrugell, with patio and private garage. 438.000 €

If you are looking to live in the town centre, with all services within walking distance and just a few minutes from the best beaches of the Costa Brava, this property will delight you.

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

The ground floor offers a pleasant living-dining room with fireplace and beautiful Catalan vaulted ceiling, with direct access to the private patio, perfect for outdoor meals and family moments. The kitchen is independent. On this floor there is also 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 children's room or dressing room.

The top floor features a spacious open-plan area with multiple possibilities: additional bedroom, office, playroom, leisure area or gym.

It also boasts 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 equipped with wooden windows with double glazing, oil heating and mosquito screens, ensuring comfort all year round.

Located right in the town 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 home offering space, natural light and an unbeatable location in the Baix Empordà.

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

Property condition: Good

Usable floor area: 188 m²

Built area: 236 m²

Year of construction: 1940

Energy Performance Certificate (EPC): Valid until: 19.02.2036

Consumption: F 273 kWh/m². Emissions: F 71 kg CO₂/m².

Habitation certificate: In process.

API number: 980

AICAT registration number: 5339

Not included in the price: ITP (applicable rate in Catalonia), notary and land registry fees according to tariff.

Fees: Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	House
Situation:	l'Estrella, Palafrugell, Baix Empordà	Built area:	236 m ²
Useful area:	188 m ²	Occup. cert.:	CHG hasta 2041
Condition:	Good condition	Rooms:	4
Bathrooms:	3 bathrooms	Garage:	Yes
Terrace:	Yes	Central heating:	Yes
Plot:	164 m ²		





DECORACIÓN VIRTUAL

























