



Residence with Private Garden and Great Potential 500.000 € in the Center of Palafrugell

Located on one of the most central and authentic streets of Palafrugell, this property boasts a garden and terraces, showcasing its character and remarkable renovation potential.

With 314 m² built on a 260 m² plot, the property retains the essence of traditional homes in the Baix Empordà: generous spaces, solid construction, and abundant natural light. It presents an excellent opportunity to transform the house into an elegant contemporary residence while preserving its original character.

Its prime location allows for year-round village living, with shops, restaurants, and services just a short stroll away. It is also minutes from some of the Costa Brava's most iconic coves, including Calella de Palafrugell, Llafranc, and Tamariu.

Layout

Ground Floor

The property is accessed through a spacious entrance hall that distributes the different rooms on this level.

- Four bedrooms, two of them with direct access to the private garden
- Full bathroom with dressing area
- Separate office, ideal for remote work or as a study/library
- Large storage room with ample capacity

Several rooms connect directly to the garden, creating a pleasant flow between indoor and outdoor spaces while bringing in natural light.

First Floor

The main living area of the house is located on this level.

- Bright living and dining room with fireplace
- Kitchen with dining area
- Two additional bedrooms

□ Full bathroom

Basement

A versatile level with several possible uses.

□ Wine cellar, ideal for wine storage or as a leisure room

□ Separate laundry room

□ Additional bathroom

Outdoor Spaces

The private garden offers a tranquil outdoor oasis in the town center, ideal for a relaxation area, a Mediterranean garden, or even a small swimming pool within a renovation project. The terraces ensure natural light in several rooms and support enjoyable outdoor living year-round.

Key Features

□ 314 m built area

□ 157 m usable space

□ 260 m plot

□ 6 bedrooms

□ 3 bathrooms

□ Private garden

□ Several terraces

□ Garage included in the price

□ Individual heating

□ Property in need of renovation with excellent potential

This property represents an exceptional opportunity to create a unique and spacious residence in the center of one of the most charming towns of the Baix Empordà, combining space, privacy, and close proximity to the sea.

For further information or to arrange a private viewing, please feel free to contact us.

Current type: Notary and registration fees as per current rates AICAT Registration Number 5339 API Number 980 LARGE PROPERTY OWNER: NO Location: centre of Palafrugell Condition of the property: needs renovation Certificate of Occupancy: CHG0122 till 2040

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Transaction:	Sale	Category:	House
Situation:	Palafrugell, Palafrugell, Baix Empordà	Built area:	339 m ²
Useful area:	314 m ²	Occup. cert.:	CHG0122 hasta 2040
Condition:	To Restore	Rooms:	6
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Plot:	260 m ²



















