GiScom Real Estate

apialia Costa Brava

ref. **255200**

charming, terraced house with 3 bedrooms private garden in quiet area of Palafrugell — 370.000 €

Discover this charming, terraced house of 144 m² built area with a private garden, located in one of the quietest areas of Palafrugell—ideal for those seeking quality of life without giving up proximity to the town center.

The property is laid out in a functional and comfortable way:

?Ground floor:

• Separate kitchen

• Guest toilet

• Bright living-dining room with direct access to a private garden of approximately 60 m², perfect for outdoor enjoyment

• Parking area with space for a car and a motorbike

? First floor:

• 2 single bedrooms

• 1 shared full bathroom

• 1 spacious double en-suite bedroom, with private bathroom and access to a pleasant terrace

Set on a 198 m² plot, this property stands out for its quiet residential environment, ideal both as a primary residence or a second home.

? Just a 15-minute walk from the centre of Palafrugell, with all services, shops, and local life within easy reach.

Property condition: good condition. Usable area: 120 m². Built area: 144 m². Energy Performance Certificate (EPC): in process. Occupancy certificate: in process. Located in a stressed housing area. Not included in the price: Property Transfer Tax (current rate in Catalonia), notary and land registry fees according to tariff. Fees: real estate management fees are included in the sale price. AICAT: 5339 · API: 980. DR GISCOM

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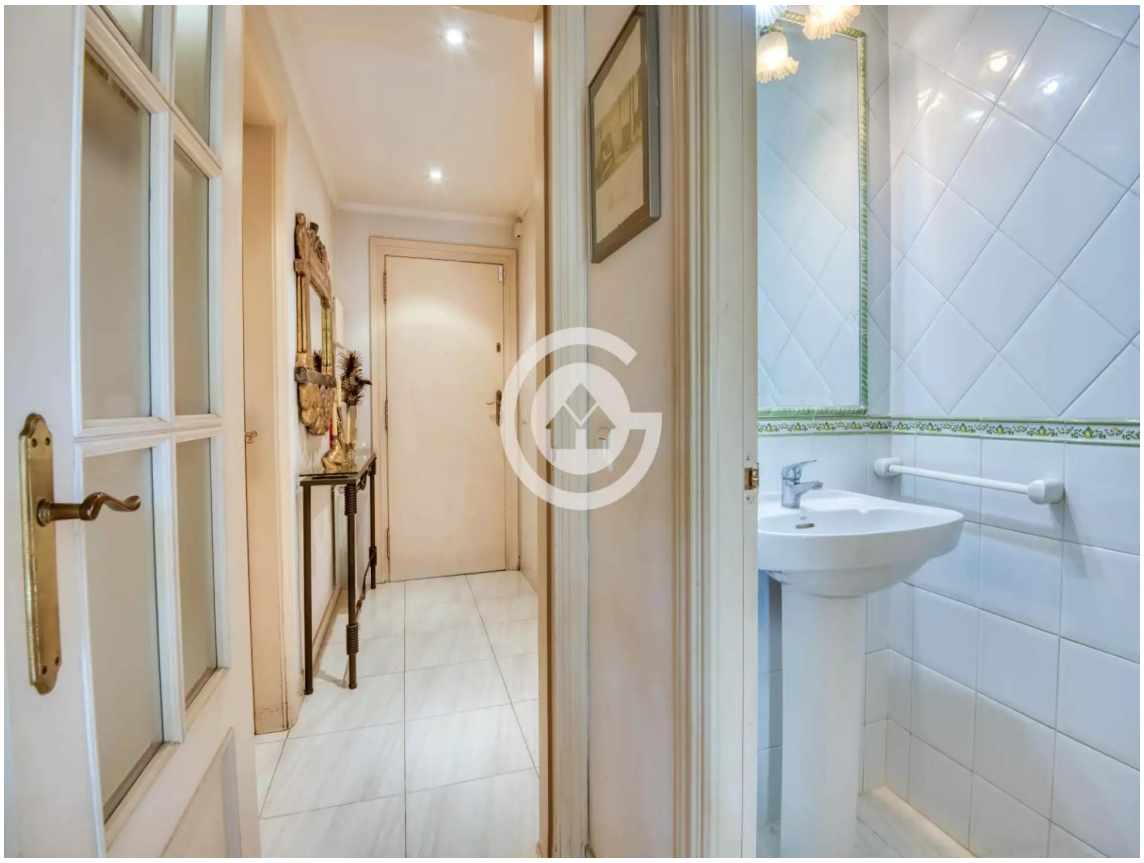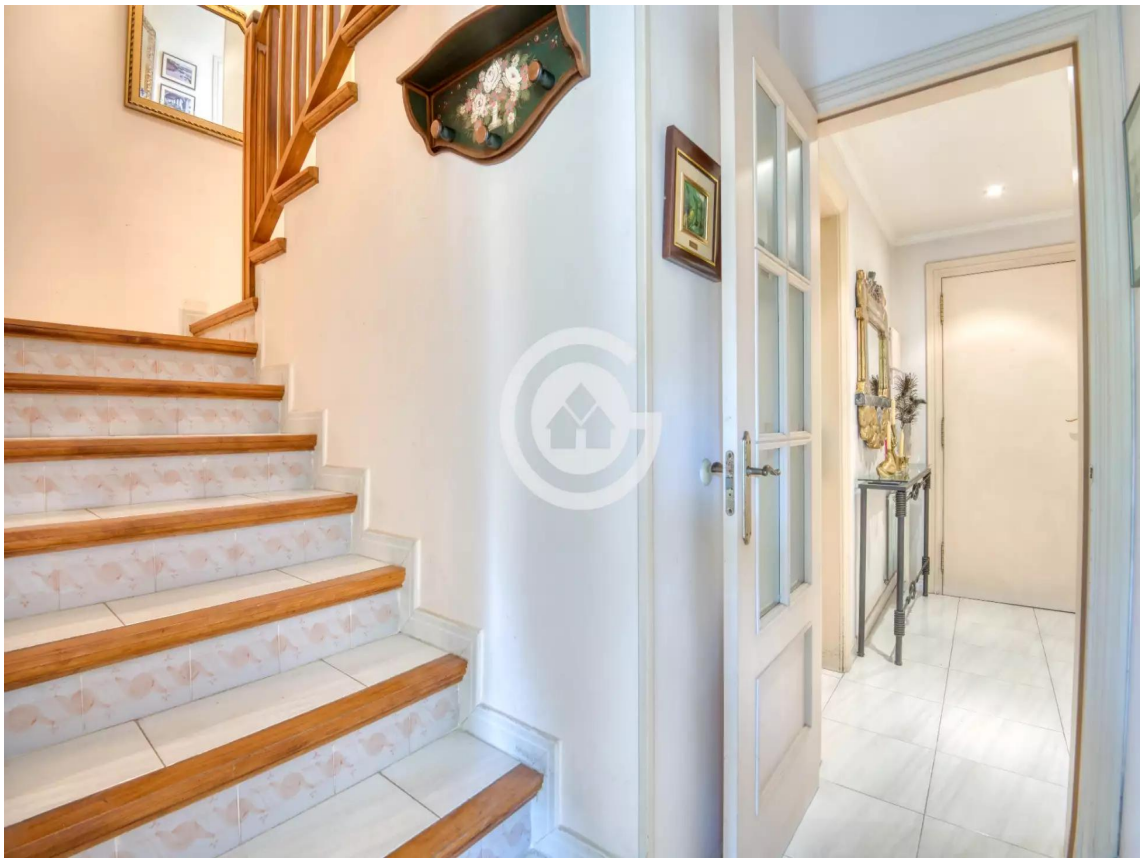
Transaction:	Sale	Category:	House
Situation:	Flaça, Palafrugell, Baix Empordà	Built area:	144 m^2
Useful area:	118 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	2 bathrooms , 1 toilet
Garage:	19 m^2	Central heating:	Yes
Plot:	198 m^2