



Renovated apartment ready to move into in the centre of Palafrugell

220.000 €

Fantastic apartment with 77 m² built area (70 m² usable space), fully renovated and in excellent condition, located on the first floor without a lift in the heart of Palafrugell.

The property stands out for its brightness and its magnificent wraparound terrace surrounding much of the apartment, providing natural light throughout the day. In addition, all bedrooms have direct access to the terrace, creating a perfect indoor-outdoor connection.

A spacious, comfortable and functional property, ideal both as a permanent residence or as an investment opportunity with great potential thanks to its prime location.

THE PROPERTY

- Spacious and bright living-dining room with direct access to the balcony
- Large outdoor terrace ideal for enjoying the Mediterranean climate
- 3 spacious bedrooms with terrace access
- 1 full bathroom and 1 guest toilet
- Large exterior kitchen fully equipped with modern appliances
- Gas heating

Located in a central and well-connected area, with all services, shops and restaurants just a few minutes' walk away.

Property condition: Good

Usable area: 70 m²

Built area: 77 m²

Year built: 1976

Energy Performance Certificate (EPC): Consumo: 259 kWh/m . Emisiones: E48 kg CO₂/m .

Certificate of Occupancy: In process

API Number: 980

AICAT Registration Number: 5339

Not included in the price: Property Transfer Tax (ITP according to the current rate in Catalonia),

notary and land registry fees.

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

Transaction:	Sale	Category:	Flat
Situation:	VALLS, Palafrugell, Baix Empordà	Built area:	77 m ²
Useful area:	70 m ²	Occup. cert.:	CHG FINS A 2040
Condition:	Restored	Rooms:	3
Bathrooms:	1 bathroom , 1 toilet	Central heating:	Yes

















