ref. **VIM 783**



Excellent penthouse with terrace, lift and parking space. 259.000 €

In a building with a lift, terrace and parking space. 4 km from the beaches of Calella de Palafrugell and Llafranc.

Excellent penthouse, freshly painted, with a terrace, spacious living-dining room, three bedrooms (one en-suite and two single bedrooms), two bathrooms, large fully equipped kitchen with access to the utility room, natural gas heating, air conditioning and aluminium windows. Built area of 99 m², built in 1999, very well maintained, it is a very bright apartment, entirely exterior, west-facing and with open views. Originally it had four bedrooms. The parking space is located in the same building, as well as the Bon Área supermarket, which can be accessed directly from the building. With two lifts and a main entrance ramp adapted for people with reduced mobility for greater convenience.

BASIC FEATURES: - Resale property: Good condition - Area: Carrer Ampla - Usable area: 90 m² - Built area: 99 m² - Bedrooms: 3 - Bathrooms: 2 - Lift: Yes - Terrace: Yes - Energy consumption: E 206.29 kWh/m²/year - Emissions: E 43.5 kg CO?/m² - Stressed housing area: Yes - Large property owner: No - Community fees: €688/year - IBI (Property Tax): €465 - ITP (Property Transfer Tax): Current applicable rate - Notary and Land Registry fees according to the applicable tariffs are not included - Real estate agency fees are included in the sale price.

ref. **VIM 783**

Transaction:	Sale	Category:	Flat
Situation:	Ample, Palafrugell, Baix Empordà	Built area:	99 m^2
Useful area:	90 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Terrace:	Yes
Central heating:	Yes	Air conditioning:	Yes
Balcony:	Yes	Lift:	Yes







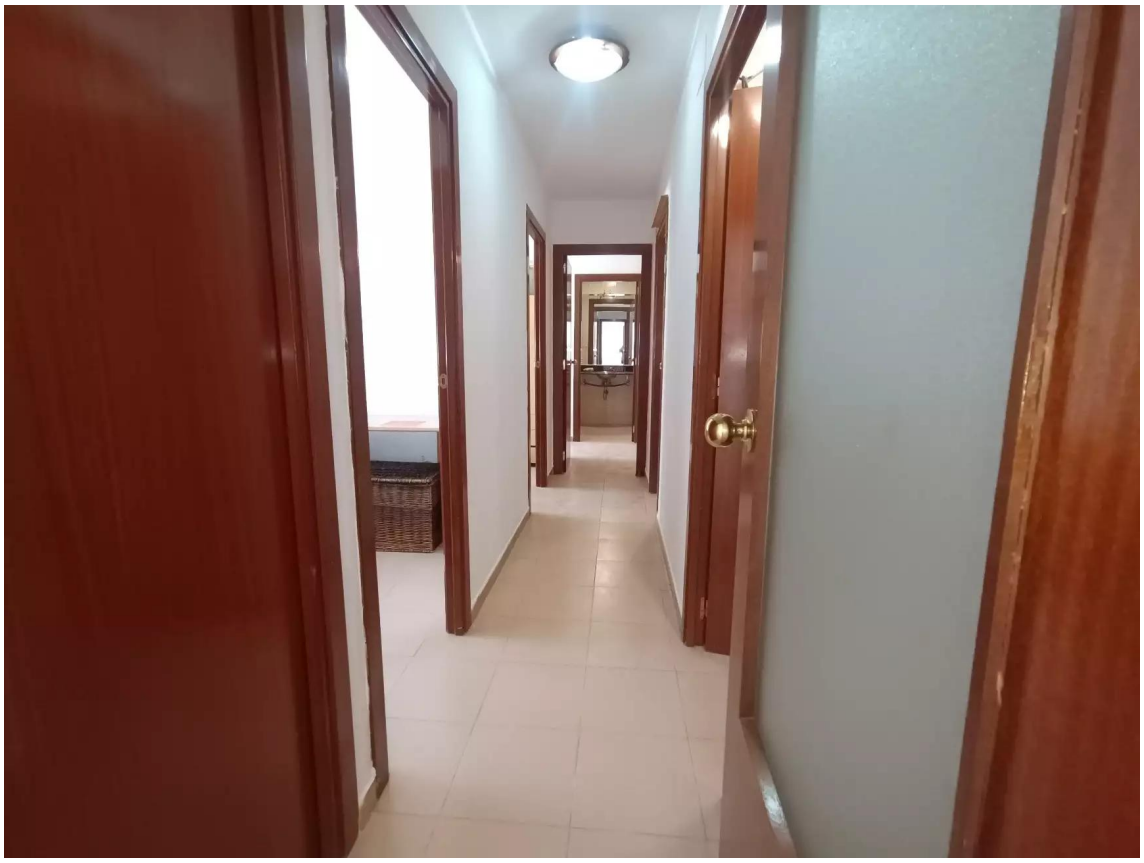































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