



Spacious apartment with a large private terrace in the centre of Palafrugell 220.000 €

Located right in the centre of Palafrugell, this spacious 98 m² apartment is situated on the first floor of a building with a lift and stands out for its magnificent 85 m² private terrace. A truly valuable outdoor space offering plenty of possibilities for enjoying al fresco living, creating different areas or spending time with family and friends.

The property features an entrance hall with a built-in wardrobe, leading to a spacious and bright living-dining room with direct access to the terrace, as well as a separate kitchen.

The apartment has four exterior-facing bedrooms, comprising two single bedrooms, one double bedroom and a spacious double bedroom with a dressing room. Two of the bedrooms also have direct access to the large terrace, creating a pleasant sense of space and an excellent connection between the interior and exterior areas.

The property also includes a full bathroom with a shower and a separate guest toilet, providing a practical and comfortable layout for everyday living.

It is equipped with natural gas central heating.

One of the property's main highlights is undoubtedly its spectacular 85 m² terrace, providing an additional living area where you can enjoy the outdoors while benefiting from the convenience of living in the centre of Palafrugell.

A spacious, bright property with plenty of potential, ideally located close to shops, services, schools and all the amenities offered by the centre of Palafrugell.

An excellent choice for those looking for a spacious home with a large private terrace in a central location.

Property condition: In need of renovation

Usable floor area: 89 m²

Built area: 98 m²

Energy Performance Certificate (EPC):

Energy consumption: E – 225 kWh/m² per year

Emissions: 47 kg CO₂/m² per year

Occupancy Certificate: currently being processed.

The property is located in a designated stressed residential market area.

Not included in the price: Property Transfer Tax (ITP) at the applicable rate in Catalonia, notary and Land Registry fees according to the applicable official rates.

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

Transaction:	Sale	Category:	Flat
Situation:	AMPLE, Palafrugell, Baix Empordà	Built area:	98 m ²
Useful area:	89 m ²	Condition:	Good condition
Rooms:	4	Bathrooms:	2 bathrooms
Terrace:	80 m ²	Central heating:	Yes
Lift:	Yes		















