ref. **266200**



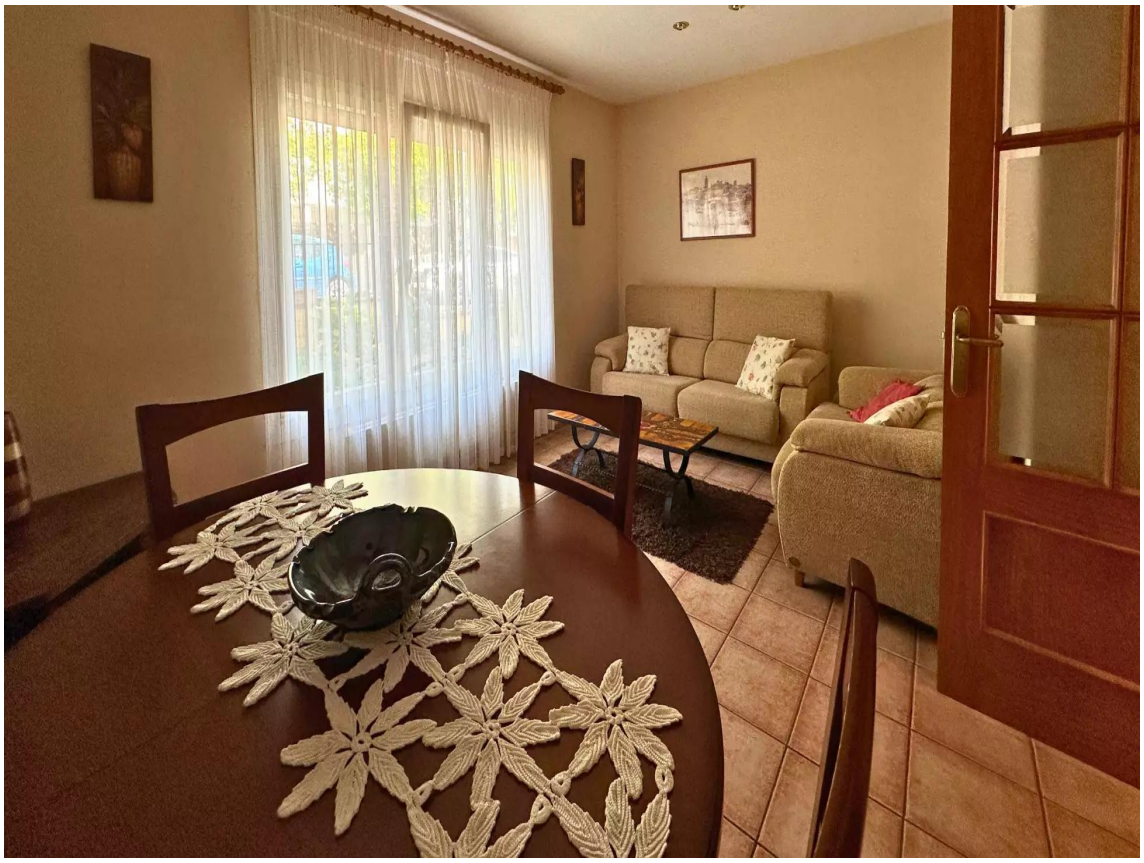
3-Bedroom Apartment for sale with Garage in a Quiet Area of Palafrugell

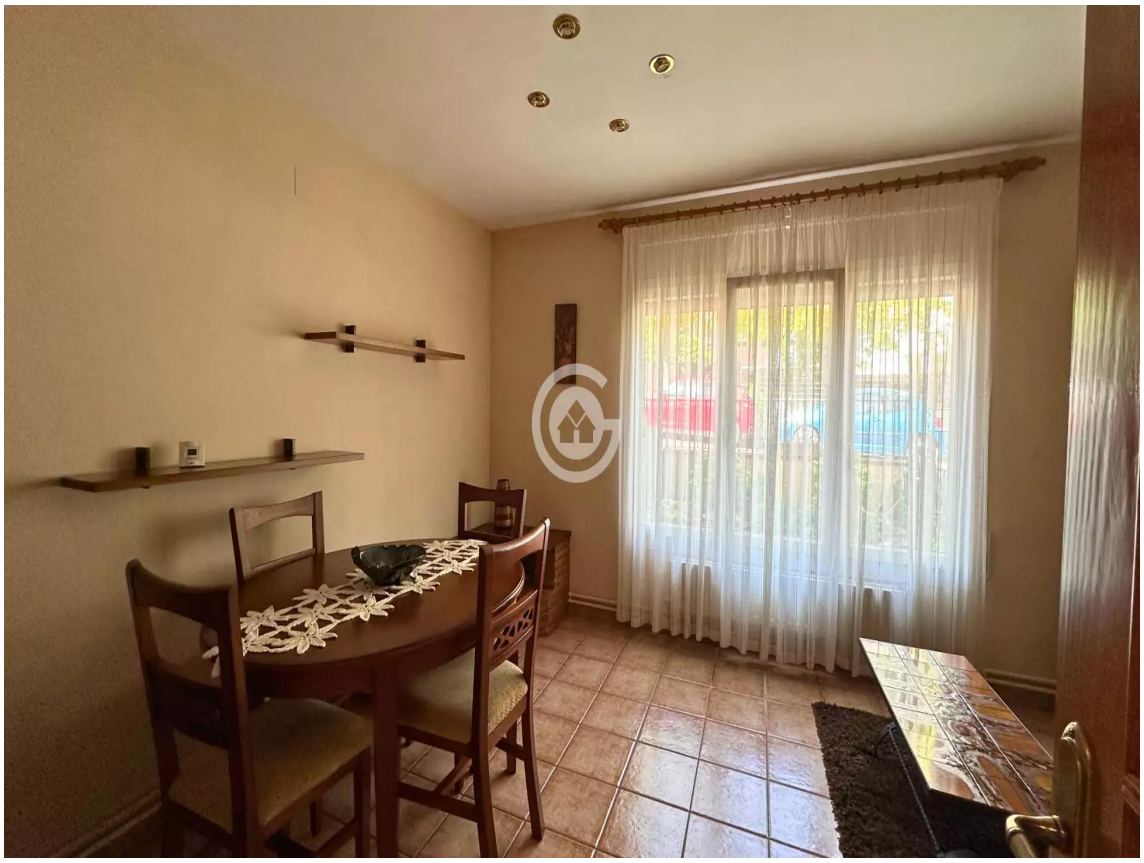
170.000 €

Discover this cosy 75 m² apartment, located in one of the quietest areas of Palafrugell, just a 15-minute walk from the town centre. An ideal location for those looking to enjoy a peaceful lifestyle without giving up the convenience of being close to shops, services and the lively town centre.
The property features three bedrooms, a fully fitted bathroom with a shower, a spacious equipped kitchen with space for a washing machine and direct access to the terrace —perfect for enjoying a coffee outdoors or hanging out the washing conveniently—, as well as a bright living-dining room designed for family life. The property is accessed by going down half a flight of stairs (approximately 5 steps) from street level, providing greater privacy and tranquillity away from the street.
One of the main advantages of this apartment is that it includes a private garage for one car, with additional storage space, a highly valued feature that will make everyday life easier and add value to your investment.
In terms of technical features, the property has natural gas central heating and a new boiler (installed approximately 1–2 years ago), providing efficiency and peace of mind for many years to come. The windows are PVC with double glazing, ensuring good thermal and acoustic insulation. Security bars are fitted in all rooms except the dining area, providing an additional level of security without compromising the natural light in the main living spaces.
Built in 1980, this apartment combines the solid construction and generous room sizes typical of the period with key upgrades that make maintenance easier and improve energy efficiency.
An excellent opportunity for anyone looking for a functional, peaceful and well-connected home in Palafrugell, with the added benefit of having a private garage. Don't miss the opportunity to visit it!
Not included in the price: Property Transfer Tax (ITP, at the current tax rate applicable in Catalonia), notary fees and Land Registry fees, according to the applicable rates.
AICAT registration number: 5339
API number: 980

Certificate of Occupancy: in progress
Energy Performance Certificate: in progress
The information contained in this advertisement is provided for informational purposes only and does not constitute a contractual offer. GISCOM Real Estate does not guarantee the accuracy of the information, which may be subject to changes, errors or omissions without prior notice.

Transaction:	Sale	Category:	Flat
Situation:	Moli de vent, Palafrugell, Baix Empordà	Built area:	75 m^2
Useful area:	70 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	1 bathroom
Parking:	Yes	Mains gas:	Yes
Washing machine:	Yes	Terrace:	Yes
Central heating:	Yes	Furnished:	Yes





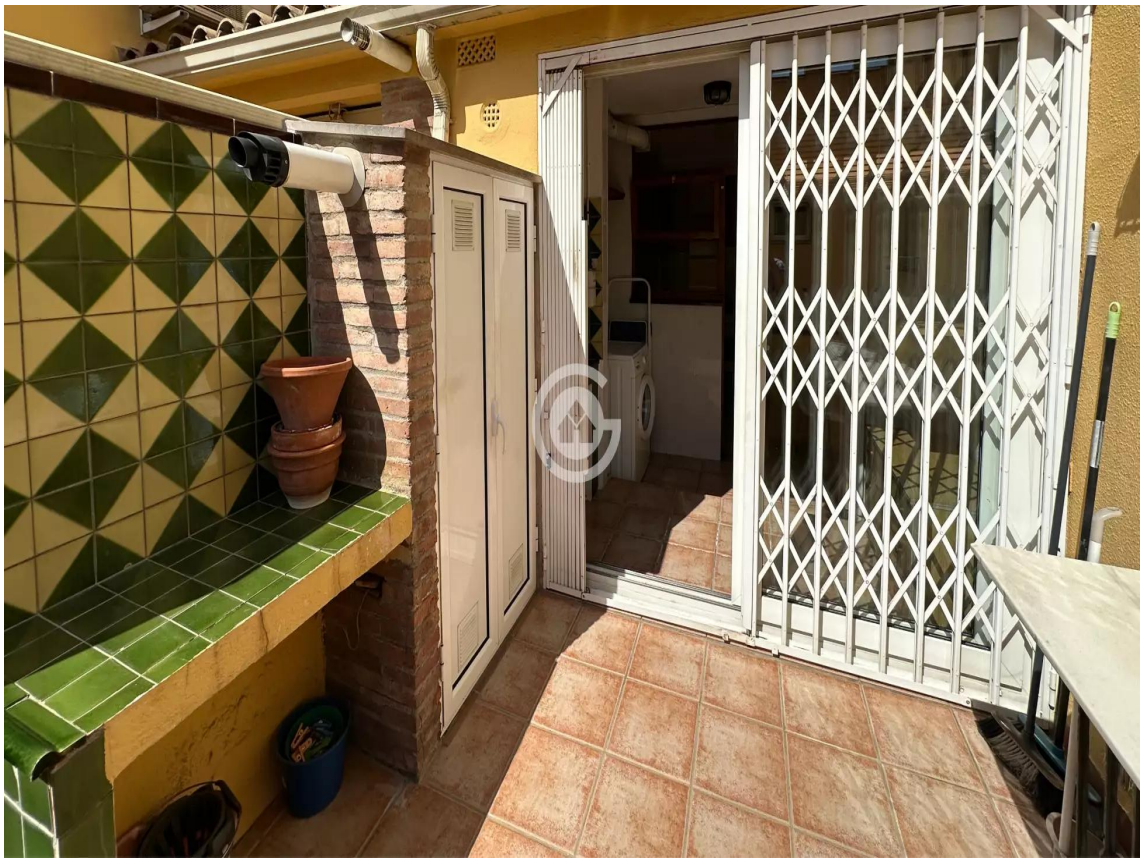


























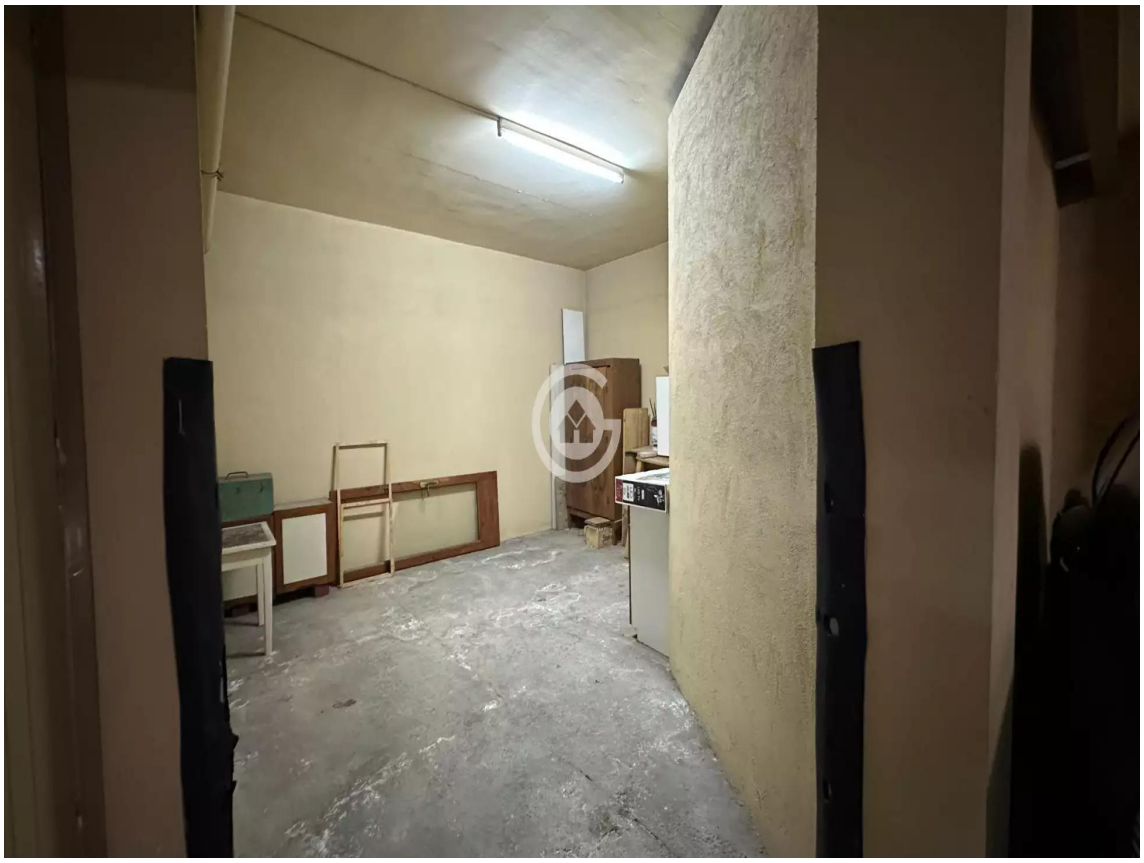















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