



## Charming terraced house in the heart of Palafrugell, with patio.

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If you are looking to live in the town center, with all services within walking distance and just minutes away from the best beaches on the Costa Brava, you will love this home. This is a terraced house with east orientation, which guarantees excellent natural light and a warm, cozy atmosphere throughout the day.

The ground floor offers a pleasant living-dining room with a fireplace and a beautiful Catalan vault. It has direct access to a private patio, a perfect space for outdoor dining and family time. The kitchen is independent, and on this same floor, we also find a guest toilet, the garage, and a practical laundry room with access from the patio.

The first floor hosts the sleeping area: a master suite with a full bathroom, a double bedroom with fitted wardrobes, and a single bedroom (also with a fitted

Price: **438.000 €**

wardrobe), ideal as a child's bedroom or a walk-in closet.

The top floor features a large open-plan space with multiple possibilities: from an additional bedroom or office to a playroom or gym. Additionally, it has two terraces with open views of the beautiful village of Palafrugell, a privileged setting to relax and soak up the sun.

Regarding features, the house has wooden windows with double glazing, oil heating, and mosquito nets, offering comfort all year round.

Its location is unbeatable: situated right in the center, with the market, pharmacies, shops, and restaurants just steps away. Furthermore, it is only a few minutes' drive from the iconic beaches of Calella de Palafrugell, Llafranc, and Tamariu. Ultimately, it is a home that stands out for its charm, spaciousness, and natural light.

Property condition: Good

Net floor area: 135 m<sup>2</sup>

Built area: 236 m<sup>2</sup>

Year of construction: 1940

Energy Efficiency Certificate (EPC):

Consumption: F 273 kWh/sqm per year

Emissions: F 71 kg CO<sub>2</sub>/sqm per year

EPC Registration number: J7K95YYBY

Occupancy Certificate: In process

API Number: 881

AICAT Registration number: 12800 Costa Brava Realty S.L.

Location: Located in a stressed market zone.

Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.

Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Townhouse
Situation:	Estrella, Palafrugell, Baix Empordà	Built area:	236 m <sup>2</sup>
Useful area:	135 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Terrace:	Yes
Plot:	164 m <sup>2</sup>		