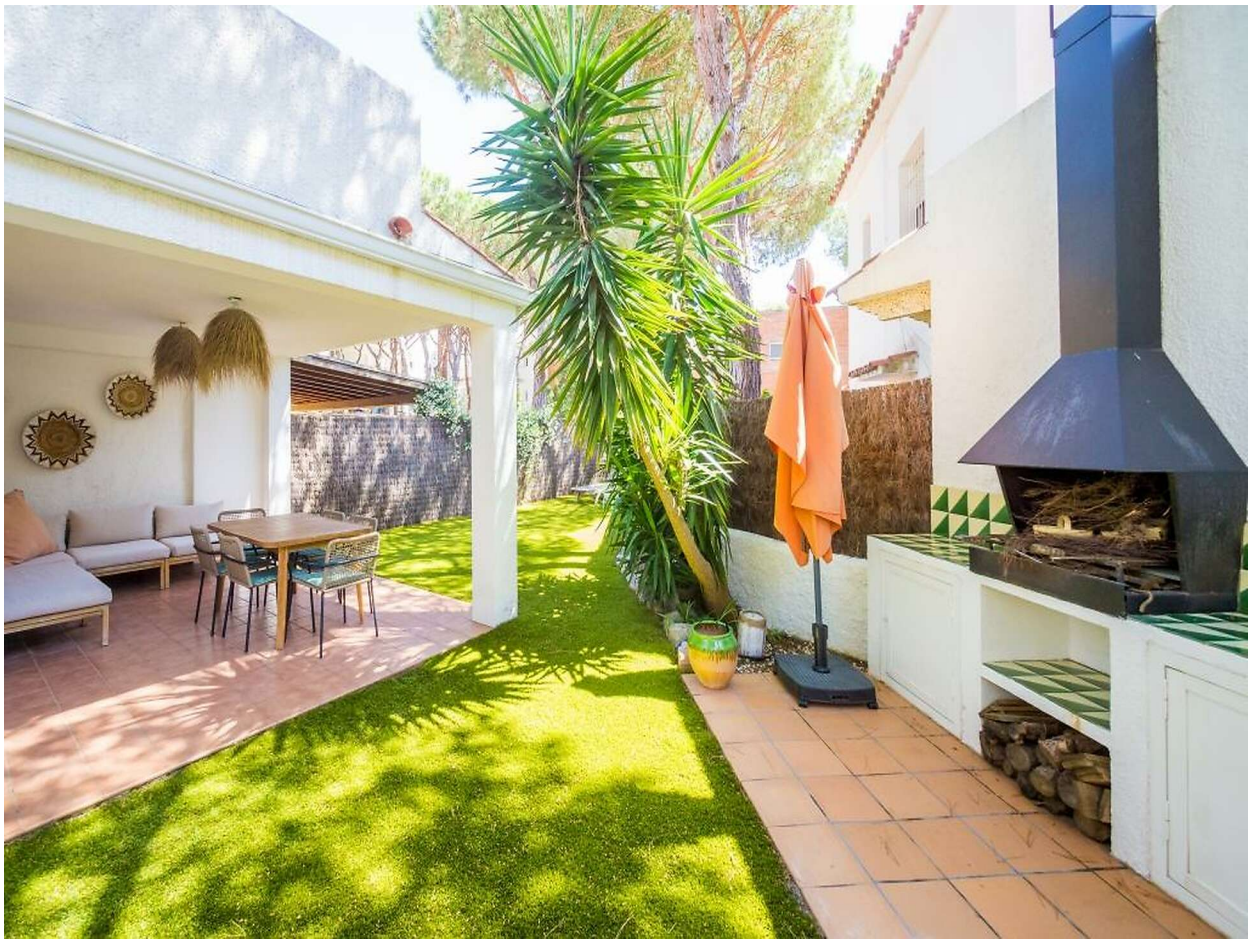
ref. CBF6145



Charming townhouse in the heart of Platja d Aro, just 2 minutes from the beach

Exclusiva Apialia Costa Brava. Located right in the center of Platja d'Aro and just a 2-minute walk from the sea, this lovely townhouse combines an unbeatable location with the ideal comfort to enjoy the Costa Brava all year round.

On the ground floor we find an independent kitchen, a guest toilet, and a cozy living-dining room with direct access to a large private patio, a perfect space to relax, share meals outdoors, or enjoy warm summer nights.

The first floor hosts three bright bedrooms (two doubles and one single), one of them en suite with a balcony and the other two share a full bathroom as well as a beautiful terrace.

As an added value, the home has a private parking space (up to 2 cars can park) located right in front of the house, a great convenience in such a central location.

Price: **485.000 €**

IMISA Costa Brava
Tel. +34 972 65 04 46
https://www.imisacostabrava.com

Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

ref. CBF6145

A unique opportunity to live or invest in one of the most sought-after areas of the Costa Brava.

Property condition: renovated, perfect.
Habitable surface: 63 m2
Built surface: 86 m2
Year of construction: 1989
Energy efficiency certificate (EEC):
Consumption: G, 404 kWh/m
Emissions: F, 68 kg CO2/m
EEC registration number: 1SRK6H9WY
Habitability certificate: CHG00798221001
Not included in the price: ITP (current rate in Catalonia), notary and registry fees according to tariff.
Fees: the real estate agent fees are included in the sale price.
Not a large property holder.
API number: 0881-GI, registration number: 12800

Transaction:	Sale	Category:	Townhouse
Situation:	Avenida Onze de Setembre, Platja d'Aro, Baix Empordà	Built area:	86 m^2
Useful area:	63 m^2	Condition:	Restored
Rooms:	3	Bathrooms:	2 bathrooms

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