ref. F30128

Apialia Costa Brava Exclusive. 131 m townhouse for sale in a privileged area of S Agaró, featuring 3 double bedrooms, 2 full bathrooms, a private gar

Exclusive Apialia Costa Brava.

Discover this charming townhouse in S'Agaró, a unique opportunity to live in one of the most exclusive areas of the Costa Brava.

With a built area of 131 m², this home stands out for its excellent layout and abundant daylight throughout the day, thanks to its orientation and prime corner location. The house is distributed over two floors and features 3 spacious double bedrooms, perfect for families or welcoming guests in complete comfort. It includes 2 full bathrooms, a fully equipped kitchen, and a dining area ideal for sharing unforgettable moments.

Outdoors, the property offers a pleasant private garden and courtyard that invite you to enjoy the Mediterranean climate in total privacy, as well as a terrace ideal

Price: **540.000 €**

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

for unwinding or hosting open-air gatherings. Built between 30 and 50 years ago, the house is in good condition, with tiled stoneware flooring and wooden exterior carpentry that add warmth and character.

It is sold fully furnished, move-in ready from day one. A sunny, functional, and charming property, ideal as either a primary residence or a holiday home in a privileged setting.

Buyer information:

Property condition: Good condition

Built area: 131 m2

Usable area: 110 m2

Energy performance certificate: 8JBM1Y0XL

Energy rating: F

Emissions rating: E

Energy consumption: 279.00 KWh/m² year

Emissions: 57.00 kg CO2/m² year

Habitability certificate: CHG00442924001

The owner is not a large property holder (gran tenedor)

The sale price does not include transfer tax (ITP), notary fees, or land registry fees.

Real estate management fees included in the sale price

API Number: 0881-GI, Registry Number: 12800

Don't miss this opportunity to live in S'Agaró. Come visit it!

Transaction:	Sale	Category:	Townhouse
Situation:	Calle Francesc Isgleas, S'Agaró, Baix Empordà	Built area:	131 m^2
Useful area:	110 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	2 bathrooms

ref. F30128

Plot:	260 m^2	Furnished:	Yes

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