

**Impeccable townhouse in Calella de Palafrugell.****399.000 €**

This beautiful and cozy house, located in the exclusive Prat Xirlo urbanization, possesses all the features to serve as both a perfect summer retreat and a year-round second residence. The property is in an optimal state of conservation and is ready to be inhabited. Upon entering the ground floor, you pass through a charming front patio that leads us to a living and dining room spread across two levels, both equipped with an elegant fireplace. On the same floor, you'll find a recently renovated kitchen and a bathroom with a shower. Additionally, the kitchen provides access to a picturesque backyard. The first floor houses the sleeping area, comprised of two double bedrooms and a single bedroom, all of which come with built-in closets. On this level, there's also a spacious bathroom equipped with a relaxing bathtub. Ascending to the second floor, you encounter the attic, which features another double bedroom and grants access to a charming terrace. From this vantage point, you can enjoy panoramic views of the picturesque sunset. The property is equipped with natural gas heating and boasts aluminum enclosures that enhance its aesthetics. Furthermore, it includes a covered outdoor parking space for added convenience. This property is part of a community of owners who share the use of a communal pool. Feel free to schedule a visit without hesitation! PURCHASE EXPENSES: 10% ITP + Notary + Property registration.

Transaction:	Sale	Category:	House
Situation:	Baix Empordà	Surface area:	115 m <sup>2</sup>
Rooms:	4	Bathrooms:	2 bathrooms
Parking:	Yes	Central heating:	Yes

























































