

**Townhouse in a quiet area of Palamós.****349.000 €**

Semi-detached house in Palamós, built in 2003, just 2 km from the best beaches of the Costa Brava and close to the town center. This two-story home is in perfect condition and ready to move in. On the ground floor, you'll find a spacious private parking area and a laundry room, along with a cozy corner patio and a fantastic barbecue area with a porch, ideal for enjoying summer outdoors.

The first floor features a living-dining room with a fireplace, kitchen, a bathroom with a shower, a balcony, and air conditioning. The top floor has three bedrooms, two of them doubles and one single, all with built-in wardrobes. Additionally, the master bedroom includes a balcony and air conditioning. This floor also has a full bathroom with a bathtub.

The house is in excellent condition and comes with gas heating, aluminum double-glazed windows for optimal insulation, and an east-facing orientation that ensures beautiful natural light throughout the day. It's perfect for enjoying the tranquility of the area without giving up the proximity to the beaches and the center. Come and see it!

PURCHASE EXPENSES: 10% ITP + Notary + Registry.

Transaction:	Sale	Category:	House
Situation:	Baix Empordà	Surface area:	135 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Terrace:	Yes
Central heating:	Yes	Plot:	170 m <sup>2</sup>



























