



## Ground-floor apartment for sale in Calella de Palafrugell

**385.000 €**

This cozy apartment located in Calella de Palafrugell, one of the most charming towns on the Costa Brava, offers everything you could wish for to enjoy a peaceful and relaxed life by the sea. The corner ground-floor unit, with a lovely private garden, features a paved area perfect for outdoor dining under the awning, surrounded by open views and a serene atmosphere in the Prat Xirlo area. The apartment has two double bedrooms, one of them a suite with an en-suite bathroom, and another bathroom with a shower. A renovation transformed the kitchen and dining area into a bright, open space, perfect for sharing quality moments with family and friends.

In terms of comfort, it is equipped with electric radiators, a fireplace for winter evenings, ceiling fans in both the bedrooms and the dining room, and windows with double glazing and shutters to ensure good climate control throughout the year. The apartment is in excellent condition, also has an elevator, and includes a parking space and a storage room.

To complete the experience, the community offers a well-maintained communal garden and a pool where you can relax in the summer, in a building constructed in 2000. All of this is set in an idyllic environment like Calella de Palafrugell, known for its crystal-clear coves, coastal paths, and authentic Mediterranean atmosphere. A unique opportunity to live or spend holidays in a truly charming place. PURCHASE EXPENSES: 10% ITP + Notary + Property registration.

Transaction:	Sale	Category:	Flat
Municipality:	Baix Empordà	Surface area:	78 m <sup>2</sup>
Rooms:	2	Bathrooms:	2 bathrooms
Parking:	Yes	Utility room/area:	Yes
Garden:	Yes	Swimming pool:	Yes
Central heating:	Yes	Lift:	Yes

































