



**Discover your dream home: space, light, and two homes in one!**

**398.000 €**

Imagine living in a spacious, renovated home that's move-in ready, located in a quiet area just a 7-minute walk from the town centre. This exclusive 261m<sup>2</sup> property will win you over from the very first moment. Built in 1984 and tastefully renovated, it blends original charm with all the modern comforts. The house is divided into two independent floors, each with its own electrical panel perfect for families needing space, those looking to live in one unit and rent the other, or anyone wanting a separate guest area. The ground floor, fully renovated just 2-3 years ago, features a warm, open-concept living area with a fully equipped kitchen and a stunning central island ideal for gatherings. It also offers a double bedroom, a bathroom with shower, a beautiful stone accent wall, and a cozy fireplace in the living room, along with natural gas heating radiators. All with direct street access. Upstairs, the first floor boasts a spacious living-dining room with access to a terrace and air conditioning, a functional kitchen, three double bedrooms, and a bathroom with shower. Natural gas heating ensures year-round comfort. To top it off, the house includes a large garage with space for two cars, motorbikes, and bicycles, plus a spacious laundry area with access to a terrace. A bright and sunny property, with generous, light-filled rooms in a peaceful setting that's still close to everything. Ideal for anyone seeking quality of life and flexibility. Don't miss this unique opportunity.

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	261 m <sup>2</sup>
Rooms:	4	Bathrooms:	2 bathrooms
Parking:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Land:	161		











































