

**Cozy Townhouse in Palafrugell.****299.000 €**

Discover this charming townhouse available in the village of Palafrugell. Built with meticulous detail in 2015, this property offers a perfect blend of comfort and functionality to meet your needs. Located in a quiet area and just a 5-minute walk from the center, this townhouse is spread over two levels. On the ground floor, a spacious kitchen-dining area connects to a terrace and a private garden, equipped with an automatic irrigation system. This floor also includes a guest toilet and a practical garage. Going up to the first floor, you are welcomed by two double bedrooms, one of which has an en-suite bathroom, along with an additional single bedroom and another full bathroom with a bathtub. It is equipped with all the amenities, including water, electricity, and gas services. The double-glazed aluminum windows ensure excellent thermal and acoustic insulation. Additionally, it features a water softening system to improve water quality and solar panels installed on the roof, ensuring energy efficiency that significantly reduces energy costs. The east-west orientation of the house ensures plenty of natural light and direct sunlight in the morning and afternoon. It is perfect for those looking for a comfortable and well-located home in Palafrugell. Contact us for more details or to arrange a visit! PURCHASE EXPENSES: 10% ITP + Notary + Registry.

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	129 m <sup>2</sup>
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Terrace:	Yes
Central heating:	Yes		















