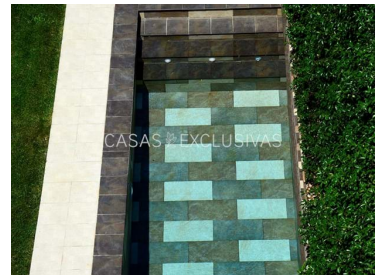




## Palafrugell - Townhouse



5	4	399	290			<b>795 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Exquisite 1910 Townhouse with private Garden and Pool, Located in the Center of Palafrugell, Girona

#### Exquisite Townhouse in the Heart of Palafrugell

This magnificent property, built in 1910 and fully restored in 2007, embodies the perfect fusion of historic charm and contemporary comfort. With 399 m<sup>2</sup> of built area on a 290 m<sup>2</sup> plot, the home is harmoniously distributed over three floors, offering bright, spacious, and character-filled spaces.

Upon entering, the elegant hallway leads to a grand corridor with high vaulted ceilings, preserving the iconic volta catalana. The ground floor features a spacious living-dining room that invites relaxation, alongside a fully equipped kitchen and a guest bathroom. This level is completed by a garage and a technical room.

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**Provenza 264 2º. 08008 Barcelona**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



On the first floor, there are four spacious double bedrooms. The master suite, with a private bathroom, exudes serenity and distinction, while the other three bedrooms share an exquisitely designed full bathroom. From this floor, access is available to two charming balconies – one facing the main façade and another overlooking a peaceful interior patio, adorned with a delicate hand-forged railing.

The second floor offers a versatile 55 m<sup>2</sup> space, with parquet flooring and natural fir wood beams that add warmth and character. Natural light floods this level through large skylights, creating an ideal environment for a studio or the potential to convert it into two additional double bedrooms. This floor also includes a private office area, a full bathroom, and a storage room with direct access to the rooftop.

The 160 m<sup>2</sup> garden is a true gem, where time seems to stand still. An old well, a cozy barbecue area, and a storage room blend harmoniously with a century-old grapevine covering the inner façade, framed by bamboo canes and native plants. A small pool adds the finishing touch of distinction and tranquility.

The property is equipped with the most modern amenities: an elevator connecting all three floors, natural gas heating, air conditioning, solar panels, a water softener, and security systems with reinforced shutters and enclosures.

Located in the center of Palafrugell, this house is not just a home but a masterpiece that preserves the soul of its era while embracing modernity with elegance and sophistication.

#### General Conditions:

The provided information is based on third-party data and is offered for informational purposes. It is presumed to be accurate, but the offer may be subject to inaccuracies, errors, unintentional omissions, price changes, and/or withdrawal from the market without prior notice. Taxes related to the transaction (such as ITP, VAT, AJD), notary and registration fees are the responsibility of the buyer.

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## Property Features

- Heating
- Equipped kitchen
- Pool
- Garden
- Garage
- Floors: 3
- Storage / utility room
- Lift
- Parking space
- Solar orientation: South, East
- Air conditioning
- Gas central heating
- Proximity: Beach, Shopping, Restaurants, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Terrace
- Built year: 1910
- Wine cellar
- Views: Pool view, Village view, Garden view
- Main drainage
- Energetic certification: C
- Balcony

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