Immoserveis

ref. CBF6145



# House for sale in Platja d'Aro

Charming townhouse in the heart of Platja d Aro, just 2 minutes from the beach

Exclusive Apialia Costa Brava
Located in the very center of Platja d Aro and just a 2-minute walk from the sea, this beautiful semi-detached house combines an unbeatable location with the ideal comfort to enjoy the Costa Brava all year round.

On the ground floor, there is a separate kitchen, a guest toilet, and a cozy living-dining room with direct access to a large private patio, a perfect space to relax, share outdoor meals, or enjoy the warm summer evenings.

The first floor offers three bright bedrooms (two double and one single), one of them en suite with a balcony, while the other two share a full bathroom as well as a lovely terrace.
As an added benefit, the property includes a private parking space (with capacity for up to 2 cars) located right in front of the house, a great convenience in such a

Price: **485.000 €**

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St. Antoni de Calonge · Girona

central location.

A unique opportunity to live in or invest in one of the most sought-after areas of the Costa Brava.

Not included in the price: ITP (current rate in Catalonia), notary and registry fees according to official tariffs.
Fees: the real estate agent s fees are included in the sale price.

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| Transaction: | Sale | Category: | Serial house |
| Situation: | Avenida Onze de Setembre, Platja d'Aro, Baix Empordà | Built area: | 86 $m^2$ |
| Useful area: | 63 $m^2$ | Condition: | Perfect condition |
| Bedrooms: | 3 | Bathrooms: | 2 bathrooms |
| Parking: | Yes | Terrace: | Yes |
| Garden: | Yes | Air conditioning: | Yes |