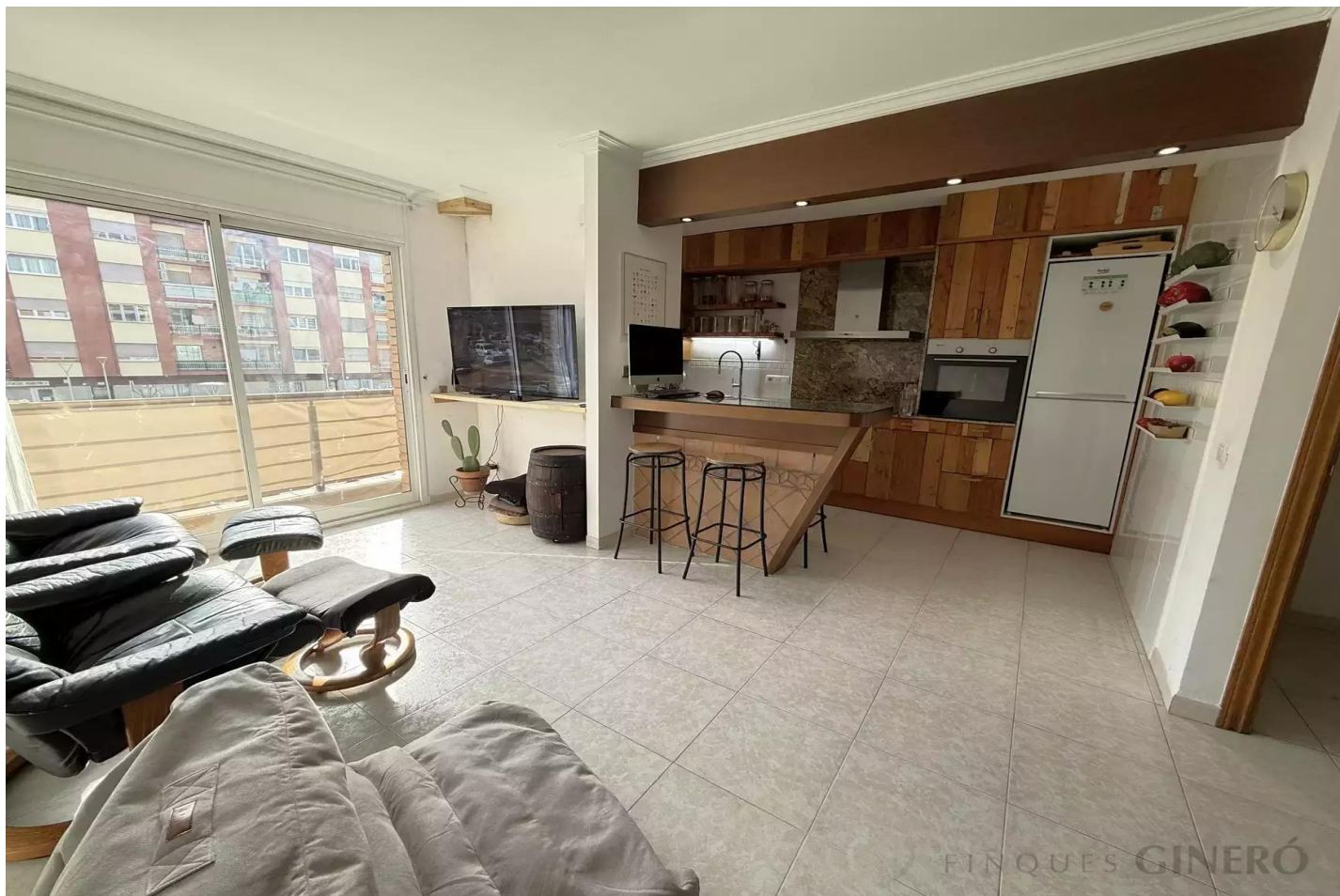




Unique opportunity in Flaçà

If you are looking for a spacious, bright, and well-connected home, this apartment in the center of Flaçà is the perfect opportunity. With a privileged location, just 20 meters from the train station, you can be in Girona in only 12 minutes, with trains every half hour. An ideal alternative for those who want to enjoy more space and comfort at a more affordable price than in the capital.

The property has 114 m² built (79 m² usable) and is functionally and comfortably distributed. It features a large living-dining room with an open-plan kitchen, recently renovated and fully equipped, creating a modern and practical space. It has three bedrooms, one of them a suite with a private bathroom with a shower, and two spacious bedrooms, with all rooms having access to the terrace and built-in wardrobes. Additionally, there is a second complete bathroom with a bathtub.

One of the major attractions of this apartment is its large terrace, which surrounds the entire home and is accessible from the living room, kitchen, and bedrooms, providing a perfect space to enjoy the outdoors.

The apartment is equipped with ceramic flooring, exterior carpentry made of aluminum with double glazing, city gas heating, a new water heater, and individual radiators. It also has pre-installation for a fireplace in the living room, offering added comfort.

In addition to being an excellent home, Flaçà is an ideal place to live. This municipality has all essential services, such as a nursery, primary and infant school, medical service, numerous shops, and supermarkets, allowing you to enjoy a great quality of life without needing to travel. It also has

sports facilities, such as a sports pavilion and a soccer field, perfect for sports enthusiasts and active lifestyles.

Located in a building with few neighbors, this home guarantees tranquility and comfort. There is also the possibility to rent a parking space in the same building, although there are several free parking areas in the vicinity.

If you are looking for a spacious home, well-connected and in an environment with all services, do not miss this opportunity. Contact us and come visit it. You will love it!

Taxes and notarial and registration fees are not included in the price.

Transaction	For sale	Category	Flat
Situation	PZ ESTACIO DEL CARRILET, 6B, 1 ^a planta, Girona	Built area	114 m2
Useful area	79 m2	Bedrooms	3
Bathrooms	2 bathrooms	Washing machine	Yes
Terrace	10 m2	Central heating	Yes

Price230.000 €