



### **Townhouse for sale in Vilablareix: space, comfort, and quality of life.**

Townhouse for sale in Vilablareix: space, comfort and quality living

We are delighted to present this fantastic townhouse in Vilablareix, one of the most sought-after areas of Gironès thanks to its peaceful setting, excellent services and close proximity to Girona city. Living here means enjoying the calm of a residential neighbourhood while having everything you need within easy reach.

The property offers 165 m<sup>2</sup> built (115 m<sup>2</sup> usable), a 21 m<sup>2</sup> garage, and a private 50 m<sup>2</sup> garden – perfect for relaxing outdoors or spending time with family. There is also space at the front of the house to park a second vehicle.

The layout is both practical and comfortable, spread over two floors:

Ground floor: garage, bright and spacious living-dining room with direct access to the garden, separate kitchen, guest WC, and access to the exterior.

First floor: four generous bedrooms, a full family bathroom, and a private en-suite in the master bedroom. At the centre of this floor, there is a 14 m<sup>2</sup> study, currently used as a home office, ideal for remote work or as a cosy reading room.

The house is in excellent condition and will be ready to move into after the summer. It comes equipped with gas heating and air conditioning, ensuring year-round comfort and energy efficiency.

This is an excellent opportunity for families seeking a spacious and welcoming home in a safe, pleasant environment – the perfect place to start a new chapter.

Please note: taxes and notarial fees are not included in the sale price.

Transaction	For sale	Category	Serial house
Municipality	Gironès	Surface area	165 m2
Bedrooms	4	Bathrooms	2 bathrooms , 1 toilet
Parking	21 m2	Mains gas	Yes
Washing machine	Yes	Terrace	10 m2
Garden	50 m2	Central heating	Yes
Air conditioning	Yes	Land	190 m2

**Price**                **495.000 €**