



### **Family Townhouse with Garden, Double Garage and Attic in Palau – Girona**

We are pleased to present exclusively this excellent family townhouse located in the heart of Palau, one of the most highly regarded residential areas of Girona, ideal for those seeking a peaceful, comfortable lifestyle with all services close at hand.

The property was built in 1998 and offers 230 m<sup>2</sup> of built area and 190 m<sup>2</sup> of usable living space, according to the occupancy certificate. It is distributed over ground floor, two upper floors and an attic, and is in very good condition, ready to move into with no renovation required. The house benefits from an excellent orientation, with a south-east facing front façade and a north-west facing garden, providing morning sunlight at the entrance and pleasant natural light in the rear outdoor area during the afternoon.

On the ground floor, there is the entrance hall and a very spacious garage, approximately 10 metres deep, allowing comfortable parking for two large vehicles, as well as built-in shelving and storage cupboards offering generous storage capacity. This level also includes a utility/laundry room and the boiler room. In addition, the property has a pre-prepared space for the future installation of a lift, an important added value in terms of accessibility and long-term planning.

The first floor comprises the main living area, featuring a large and functional kitchen with direct access to the terrace and patio, a guest toilet, and a bright and welcoming living-dining room of approximately 35 m<sup>2</sup>, ideal for everyday living and family gatherings. The outdoor areas, including a barbecue space and a drip irrigation system on both the terrace and patio, are designed for comfortable use throughout the year.

The second floor houses the sleeping area, consisting of four bedrooms, one of them a master suite, and two full bathrooms, offering a well-balanced and family-friendly layout. The property is completed by an attic space, fitted with shelving and storage cupboards, ideal as a home office, study area,

playroom or multi-purpose room, and equipped with air conditioning, providing additional comfort. Key features include built-in wardrobes, individual natural gas heating, air conditioning, a central alarm system, filtered drinking water system, water softener, and a comprehensive wired internet network throughout the house (Ethernet and TV points), ensuring excellent connectivity and network coverage in all rooms, ideal for both remote working and family use.

One of the property's key advantages is its excellent location, close to Montilivi Stadium, the University of Girona, the Scientific and Technological Park, Clínica Girona, and a wide range of educational facilities, including public and private schools, nurseries, public transport and local shops. It also benefits from quick access to the southern exits of the city, making daily commuting easy.

A home designed to be enjoyed today and prepared for the future, located in one of Girona's best residential areas, perfect for families seeking space, comfort, connectivity and quality of life.

Contact us for further information or to arrange a viewing.

The price does not include taxes, notary fees or land registry costs, in accordance with current legislation.

Transaction	For sale	Category	Serial house
Situation	Riera Palagret, 60, Girona, Girona	Built area	229 m2
Useful area	190 m2	Bedrooms	5
Bathrooms	2 bathrooms , 1 toilet	Parking	63 m2
Mains gas	Yes	Central heating	Yes
Air conditioning	Yes	Plot	168 m2

**Price**                    **590.000 €**