



### Four-bedroom apartment with terraces in Girona

**IMPORTANT:** property sold with tenants in place, with a valid rental contract until April 2028, meaning the apartment cannot be occupied before that date.

Apartment for sale in Girona, located on Avinguda Lluís Pericot at the corner with Castell de Requesens Street, in a convenient and well-connected area, close to shops, everyday services and schools, with easy access to public transport.

The property offers generous living space, with west-facing orientation, and comprises four bedrooms, two bathrooms and a comfortable living room with access to one of the two terraces, providing valuable outdoor areas. It features parquet flooring, built-in wardrobes, air conditioning and natural gas heating with boiler, as well as a separate kitchen with utility room designed for practical daily use.

The building was constructed in 1997, has a lift and is well maintained. The apartment is sold without a parking space, although parking is available within the building and may be purchased or rented in the future.

The asking price does not include taxes or notary and land registry fees.

Transaction	For sale	Category	Flat
Situation	Castell de Requesens, 17 3-A, Girona, Gironès	Area	101 m2
Useful area	86 m2	Bedrooms	4
Bathrooms	2 bathrooms	Washing machine	Yes
Terrace	6 m2	Central heating	Yes
Air conditioning	Yes	Lift	Yes

**Price**            **350.000 €**