

**PROPERTY CURRENTLY LET – SOLD WITH TENANT IN SITU.****PROPERTY CURRENTLY LET – SOLD WITH TENANT IN SITU.**

For sale, a cozy apartment in Sant Dalmai, located in a building from 2004 with an elevator, in a quiet and family-friendly area, next to a public square with a children's park, perfect for enjoying a pleasant residential environment.

The property features a comfortable and functional layout. It has a double bedroom with built-in wardrobes and direct access to the terrace, ideal for taking advantage of natural light, and a single bedroom with a window, perfect as a bedroom, office, or children's room.

The living-dining room is spacious and bright, with direct access to a lovely terrace, an ideal space to enjoy the outdoors. The kitchen is independent and includes a utility room, providing convenience for everyday life.

Key features include:

- Gas heating
- Double-glazed windows
- Building with elevator
- Parking space included
- Storage room

The area also offers easy free parking nearby, in addition to the included parking space with the

property.

Sant Dalmai combines the tranquility of a residential environment with good connections:

15 minutes from Girona

10 minutes from Girona-Costa Brava Airport

Approximately 1 hour from Barcelona

A comfortable, bright, and well-located home, ideal for those seeking to live in a peaceful environment with all services within close distance.

The price does not include ITP, notarized fees, or registration expenses.

Transaction	For sale	Category	Flat
Municipality	Selva	Surface area	62 m2
Bedrooms	2	Bathrooms	1 bathroom
Parking	12 m2	Washing machine	Yes
Utility room/area	5 m2	Terrace	6 m2
Central heating	Yes	Lift	Yes

Price **215.000 €**