

**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
Situation	Plaça Països Catalans, 24 2-1, Sant Dalmai, Selva	Area	62 m2
Useful area	54 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 €**