

## apartment for sale Figueres, Alt Empordà



Elegant apartment in Figueres, Costa Brava, with 524.4 m<sup>2</sup> built and 163.06 m<sup>2</sup> of usable space, of which the apartment itself comprises 192.4 m<sup>2</sup>. The private terrace, accessible only from this apartment, includes two 24 m<sup>2</sup> storage rooms and an adjacent 16 m<sup>2</sup> room with a separate bathroom, currently used as a wine cellar, but originally the staff quarters. The apartment is located in a well-maintained building with a concierge service. This bright, south-facing apartment is distributed as follows: a large living-dining room with access to the front terrace overlooking the square and an interior fireplace separating the dining area from the living room; a separate kitchen; four double bedrooms, one with access to an interior patio and another suite with a renovated shower room; a single bedroom; two bathrooms with bathtubs (one of which has been renovated); and an entrance hall. From one of the bedrooms, there is access to the enclosed rear terrace, which serves as a laundry area and, in turn, provides access via stairs to the large 316m<sup>2</sup> terrace. The apartment features ducted heating and air conditioning, and parquet floors. An optional parking space for a large car is also available in the same building for €20,000. The building has a concierge service, elevator, and accessible entrance for people with reduced mobility. It is located 100m from the Mercadona supermarket, 100m from the train and bus station, 600m from the Rambla and the shopping area of Figueres, 950m from the Josep Masdevall primary care center, 2.2km from the AVE high-speed train station, 15km from the beaches of Empuriabrava, 25km from Le Perthus and the French border, and 50km from Girona-Costa Brava Airport. CHG (please use the form to respond ) . Aicat (please use the form to respond ) Api A11036. Legal information for consumers (Art. 20 TRLGDCU): The price indicated includes real estate brokerage fees and does NOT include taxes, notary fees, registration fees, or furnishings. Property Transfer Tax of 10% is levied on the sale price, appraisal, or cadastral valuation. Notary and registration fees are based on legal rates. The complete information sheet is available at (please use the form to respond )

### property details

Spanishestate id: **6362363**  
reference:: **SYH00588**  
close to/ located: **Figueres**

### contact

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region:	<b>Alt Empordà</b>
property type:	<b>apartment</b>
rooms:	<b>5</b>
property surface:	<b>523 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 275.000</b>