

## ground floor for sale Figueres, Alt Empordà



GROUND FLOOR COMPLETELY RENOVATED!~~We present this magnificent ground floor apartment located in the heart of Figueres, a fully renovated property that combines modernity and comfort. With a constructed area of 92 m2 and a usable area of 76 m2, this home features two spacious double bedrooms, ideal for families or as an additional guest area. Its south-facing orientation provides abundant natural light throughout the day, creating a warm and welcoming atmosphere.~It has a large bathroom that ensures daily comfort with high-quality finishes.~~The apartment features aluminum windows with thermal break, providing excellent thermal insulation, and double-glazed windows for superior sound insulation. For added convenience, it includes electric blinds.~~The apartment's climate control is provided by an inverter heat pump for both heating and cooling.~~One of its greatest attractions is its impressive 60 m2 private terrace and garden, where you can enjoy moments outdoors and even host family gatherings around the designated barbecue area. The garden is accessible from the dining room and the master bedroom, where the terrace area is ideal for creating a gathering space. In the area where the barbecue is located, there is an enclosed space that can be used as a storage and laundry area.~~This property not only offers all modern amenities but also the unparalleled convenience of living close to the city center: essential services, local restaurants, and accessible public transport are all within walking distance.~~\*\* The property price does not include taxes related to the purchase (10% VAT, Stamp Duty, and notary fees of approximately 2%-3% of the purchase price).~~\*\* The real estate transaction fees are the responsibility of the seller.

### property details

Spanishstate **6385741**  
id:  
reference:: **PR00474**  
close to/ located: **Figueres**  
region: **Alt Empordà**  
property type: **ground floor**  
rooms: **2**  
property surface: **92 m2**

### contact

real estate agent: **Remax Jumbo Mar**  
name: **not available**  
spreek: **not available**  
telefoon: **+34936394509**

surface plot: **163 m2**  
price: **€ 255.000**