

house for sale Figueres, Alt Empordà



Housing located in the example of Figueres, a few minutes from the city center and next to one of the main exit avenues towards Llança and the NII ring road. In its vicinity there is a nursery, a school and an institute. Ideal to have your home and business together.~~The main house has been built with a very high level of comfort and finishes. It is located on the first floor of the building, which is accessed from the entrance hall of the main door and the marble staircase that leads to the upper floor. Once we got to the plant landing; we find two entrances, one that gives direct access to the kitchen and the other to the living-dining room through a large access space with a large glazed patio that illuminates all the rooms around its perimeter with natural light. an approximate area of 62.8 m2, divided into two spaces, separates the living area from the dining room itself and has large windows and a terrace of approx. 7.5 m2. The kitchen, which has direct access to the dining room and the main staircase, is also illuminated by the central patio and a window. It has a central island with a table where you can eat perfectly. All the furniture is in perfect condition, with very good quality and design in keeping with the rest of the house. On one side it has a large maple closet, where the boiler, ironing area and pantry are located. The central patio leads to the four main bedrooms, two bathrooms and a fifth room that is set up as an office. The main bedroom It has a dressing room and the two remaining bedrooms with built-in wardrobes. One of the bathrooms has a shower tray and is finished with travertine marble veneer and the countertop is made of glass. The other bathroom has a double counter with two sinks and a bathtub; The finishes are made with high quality materials, marble and silestone. The house has an air conditioning and heating system for hot and cold air with ducts. Installation of sanitary hot water with a boiler fed by city gas. Equipped with fiber optics. All the enclosures are made of lacquered aluminum, with chamber glass. The interior carpentry is made of cherry and maple wood and the wooden flooring. ~~Second floor terrace.~~The main staircase gives access to a large terrace located on the second floor with an area of approx. of 210 m2. This terrace has a closed space enabled as a study area of approx. 23 m2 and leisure where you can relax and/or prepare family events as it has a barbecue and equipment for it. Ground floor This floor is made up of a commercial premises made up of a shop and a work area. The business is currently in operation. It has a total area of 238 m2. Basement floor The house has a basement suitable for 6-8 vehicles and a storage area, which is accessed by a closed ramp with a metal door, located on one side of the house. The total area of this plant is 245 m2 built.~~Right of rise.~~Another notable aspect of this house is the possibility of making a rise (right of flight) of two additional floors since the current general planning allows it.

property details

Spanishstate **6358531**
id:
reference:: **PR-00204**
close to/ located: **Figueres**
region: **Alt Empordà**
property type: **house**
rooms: **5**
property surface: **735 m2**
surface plot: **- m2**
price: **€ 435.000**

contact

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