



## Rustic Corner Townhouse in Playa de Aro - 5 Minutes from the Beach!

Discover this charming rustic-style corner townhouse, located in an unbeatable location in Playa de Aro, just 5 minutes from the beach and the shopping center. This property is perfect for those seeking the tranquility of a natural setting without sacrificing proximity to all amenities.

The home is spread over two floors and features front and rear gardens, both oriented to enjoy the sun throughout the day. On the ground floor, you'll find a cozy terrace, a spacious living-dining room with a fireplace and direct access to the garden, a kitchen open to the dining room, and a bathroom with a shower. The upper floor offers three bright bedrooms and a full bathroom.

The house is equipped with air conditioning and a heat pump in both the living-dining room and the two double bedrooms, ensuring year-round comfort.

In addition, this property includes a 63 m<sup>2</sup> private garage with capacity for three

**Price: 475.000 €**

vehicles and an additional storage area, ideal for storage.

A unique opportunity to enjoy comfort, style, and a prime location on the Costa Brava. Contact us for more information and to arrange your visit!

**APIALIA PRODUCT. PURCHASE EXPENSES NOT INCLUDED: 10% Property Transfer Tax + Notary fees + Land Registry.**

Transaction:	Sale	Category:	Townhouse
Municipality:	Baix Empordà	Surface area:	222 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Land:	200 m <sup>2</sup>