



**House in the center of the village with a large sunny garden.**

Translate to English the following text:

This beautiful two-story semi-detached house in the center of Riudarenes, with a magnificent garden, offers a cozy and functional space. The property consists of 234m<sup>2</sup>, of which 210m<sup>2</sup> are intended for the main residence (166m<sup>2</sup> &quot;útiles&quot;), while the other 24m<sup>2</sup> correspond to a spacious garage (with a depth of 8 meters). Built in the 1960s on a 484m<sup>2</sup> plot of land, the house has 6 bedrooms, an office, 3 bathrooms, a terrace, and a garden of 290m<sup>2</sup>.

The house is equipped with gas heating and has access from two streets, ensuring great convenience. On the ground floor, we find 2 bedrooms, a bathroom, a spacious dining room with fireplace, and a kitchen with direct access to the garden. On the first floor, there is a room that can be used as an office or dressing room, 4 bedrooms, one of which is en suite with a bathroom, and an additional bathroom. Most bedrooms have access to a balcony or terrace. In addition, above the garage, we have another large terrace.

According to the Urban Plan of the Riudarenes City Council, the minimum plot size in this area is 150m<sup>2</sup>. Since the plot is 484m<sup>2</sup> and has access from two streets, it could be divided into 2 parts and another house could be built with a ground floor + 2 floors.

Riudarenes is an attractive town in the Selva region, with a population of about 2,000 inhabitants. Located 25km from Girona, 80km from Barcelona, and 20km from the coast, it offers a privileged location. Girona airport, access to the Eix Transversal, and the AP7 motorway are just a 10-minute drive away. The capital of the region, Santa Coloma de Farners, is 6km away. The climate in the area

is of a Mediterranean-continental tendency, influenced by the Guillerries to the west and the Gavarres and the Coastal Range to the east.

Taxes and expenses not included in the price

Transaction	Sale	Category	Serial house
Situation	Selva	Surface area	234 m2
Rooms	6	Bathrooms	3 bathrooms
Garage	25 m2	Mains gas	Yes
Washing machine	Yes	Utility room/area	Yes
Terrace	28 m2	Courtyard	Yes
Garden	290 m2	Central heating	Yes
Plot	484 m2	Balcony	Yes

**Price**            **350.000 €**