



House in very good condition in a quiet and well-connected area in Llagostera.

House with garden in a very good condition. The property is distributed over two floors and has a 25 m² garage. On the ground floor we find an entrance hall with built-in wardrobes, the entrance to the garage, a bathroom with shower, a spacious open area with dining room and kitchen. From the dining room, there is access to an exterior porch that connects to a garden of about 100 m² where you can enjoy a green space. Going up to the first floor, in the landing we find a small interior room intended as a dressing room, two double bedrooms with terrace and views of the town. On the same floor, there is a complete bathroom with bathtub and two sinks. Next, there is another larger double bedroom than the rest with access to a private terrace with open views.

The property has all the comforts; natural gas heating, aluminum enclosures with double glazing, fireplace, and recently the house has been painted both inside and outside.

Llagostera is an attractive town in the Gironès region, with a population of 9208 inhabitants. The municipality has a strategic and privileged location, as it has become a passage land and connection between the interior of Girona and the central Costa Brava. It can be reached by the roads C-65, from Girona to Sant Feliu de Guíxols, by the GI-674 from Caldes de Malavella, or by the C-35 from Tossa de Mar and Vidreres, a road that links to the AP-7 motorway.

In addition, there are two bus lines that stop in the municipality, one that travels from Girona, Llagostera, Palamós, and La Bisbal, and the other that travels from Girona, Llagostera, Sant Feliu de Guíxols, and s'Agaró.

Taxes and expenses not included in the price

Transaction	For sale	Category	Serial house
Municipality	Gironès	Surface area	156 m2
Bedrooms	3	Bathrooms	2 bathrooms
Parking	24 m2	Mains gas	Yes
Washing machine	Yes	Terrace	7 m2
Garden	100 m2	Central heating	Yes
Land	185 m2	Balcony	Yes

Price **285.000 €**