



## Apartment for sale

Discover this spacious 120 m<sup>2</sup> apartment in the heart of Figueres, a property with endless possibilities and everything needed to enjoy comfort, space, and a prime location.

The property stands out for its large living-dining room with direct access to a pleasant terrace, perfect for relaxing, enjoying natural light, or sharing moments with family and friends. The independent kitchen, equipped with a pantry and access to the laundry area, offers a practical and functional space for everyday living.

Originally distributed into 4 bedrooms, the property was renovated to create a spectacular master suite and currently features 3 spacious double bedrooms, all exterior-facing, ensuring brightness and natural ventilation throughout. It also includes 2 full bathrooms with bathtubs.

The apartment retains its original condition, making it an excellent opportunity to renovate and personalize it to your taste, creating the home you have always dreamed of.

For greater comfort, the property is equipped with ducted air conditioning through an aerothermal system and heating, ensuring comfort and energy efficiency all year round.

The price includes a parking space and a storage room in the same building, a true added value in such a central location.

Located just a few steps from supermarkets such as Mercadona, Condis, and BonÀrea, the weekly market, shops, restaurants, and all essential services. In addition, the train and bus station is only a few minutes away, offering excellent connections.

Price: €185,000  
 Community fees (apartment + parking + storage room): €68/month  
 Annual property tax (IBI): €1,006

A spacious, bright home with enormous potential in one of the best areas of Figueres. Ideal both for families seeking space and comfort and for those looking to make an excellent investment.

In accordance with Law 3/2017 of February 13 of the Civil Code of Catalonia, please note that the price does not include notary fees, land registry fees, applicable taxes (ITP or VAT + AJD), or any other expenses inherent to the purchase process.

Transaction	Sale
Category	Flat
Situation	Carrer Esperanza, Figueres, Alt Empordà
Built area	120 m <sup>2</sup>
Useful area	114 m <sup>2</sup>
Occup. cert.	CHG00140026001
Condition	Good condition
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Washing machine	Yes
Utility room/area	Yes
Central heating	Yes
Air conditioning	Yes
Lift	Yes

185.000 €

