



## House with incredible views in the center of Torroella de Montgrí.

Magnificent three-story house for sale in the heart of Torroella de Montgrí, with stunning views of the church, castle, and Palau Lo Mirador.

The house features four bedrooms, two bathrooms, a separate kitchen, a laundry room, and several multifunctional spaces that can be adapted to an office, playroom, workspace, or additional living areas to suit your needs.

One of its greatest attractions is its spacious terrace, sunny all day long, ideal for enjoying al fresco meals, relaxing, or gatherings with family and friends.

It also includes a large storage room that could be converted into a garage, subject to approval by the town hall, adding significant value.

Key features include:

PVC windows

Oil heating

Abundant natural light

Prime location in the historic center

A unique opportunity to live in one of the most charming areas of the Baix Empordà region, with all amenities within easy walking distance.

? Price: €259,000

For more information or to schedule a visit, please don't hesitate to contact us.

\*AI-generated images. The property is currently occupied and includes antique furniture, which is not included with the house and is being gradually removed by the owners. The spaces are as they appear in real life.

Property Tax (IBI): €650

Property Transfer Tax (ITP), notary fees, and registration fees are not included.

In compliance with Law 3/2017 of February 13, of the Civil Code of Catalonia, which approves the Consumer Information Regulations for the sale of homes, the client is informed that the indicated price does not include expenses derived from the transaction, such as notary fees, property registration fees, applicable taxes (ITP or VAT plus Stamp Duty), or other costs inherent to the sale.

Transaction	Sale
Category	House
Municipality	Baix Empordà
Surface area	212 m <sup>2</sup>
Rooms	4
Bathrooms	2 bathrooms
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Central heating	Yes

259.000 €

