





## House in Vulpellac

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Distribution: Basement, ground floor and attic.  
Totality of the plot • the: 830 m<sup>2</sup>.

The basement occupies a built area of ??80.52 m<sup>2</sup>, consisting of a garage with capacity for more than 2 vehicles, and a storage room with a large built-in wooden wardrobe.

The ground floor occupies a built area of ??132.94 m<sup>2</sup>, plus 12.75 m<sup>2</sup> of porch, and is distributed in a large hall, kitchen, living room with fireplace, 3 double bedrooms with built-in wardrobes and wood finishes, 1 bathroom and 1 toilet. Air conditioning with heat pump.

The loft is distributed in storage room of 25.82 m<sup>2</sup> (previous installation • installation for a complete bathroom), large built-in wardrobe, two terraces of 36.47 m<sup>2</sup>, where we also find an annex with a room of 35, 75 m<sup>2</sup> that gives access to the terraces and with a large built-in wardrobe made of wood finishes and work and air conditioning with heat pump.

We highlight: On both floors installation • installation of air conditioning with heat pump.

Ceramic lands and high quality wood enclosures.

Fireplace in the dining room-living room with built-in heating circuit for all radiators of the apartment.

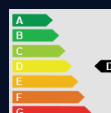
The garden area has automatic irrigation and a second garage of 50 m<sup>2</sup>. Alarm system.

Possibility of building a pool, and possibility of expansion if more spaces are needed.

Very good situation Well connected and with all the necessary services at 5 minutes.

Transaction	Sale
Situation	Baix Empordà
Surface area	325 m <sup>2</sup>
Rooms	4
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Courtyard	Yes
Garden	500 m <sup>2</sup>
Central heating	Yes
Air conditioning	Yes
Plot	830 m <sup>2</sup>
Balcony	Yes

585.000 €



D - 139 kWh/m<sup>2</sup>  
D - 26 kg CO<sub>2</sub>/m<sup>2</sup>