



## House in a very quiet urbanization just a short walk from Figueras and its shops

Come and see this semi-detached house in the urbanization Camp del Enginyers in Vilafant, a charming residential area, just a short walk from the center of Figueras. A house that offers tranquility, surrounded by amenities, with the possibility of enjoying the Costa Brava just a step away, where the serenity of a residential environment and the proximity to the lively life of the city are mixed, you will find your ideal space.

This home not only gives you space, but also the possibility to live a connected life. From here, you can walk to the stores, restaurants and services Figueras has to offer. In addition, the AVE station, which quickly connects you to Barcelona and France, is very close, making this home a perfect base for both local residents and those looking for a second home in a strategic location.

Technical description.

This three-level semi-detached house offers a smart and spacious layout to suit a variety of family needs.

Main floor:

Dining room: A large space that invites you to share moments with family and friends.

Kitchen: Spacious and bright, equipped with a fireplace that adds warmth and character.

Bedroom: A double bedroom on this floor, ideal for people with reduced mobility or as an office.

Bathroom: Comfortable and well distributed.

Laundry area: Practical and accessible, located next to the garage.

Garage: Spacious, with capacity for one vehicle and direct access to the house.

Upper floor:

Bedrooms: Four double bedrooms, all of them with enough space for rest and storage.

Bathroom: Functional, at the service of the bedrooms.

Terrace: A large terrace that becomes the perfect place to enjoy the sun and the outdoors.

Basement:

Diaphanous space: A generous space of approximately 100 m<sup>2</sup>, ideal to adapt it to your needs: a gym, a games room, or a workshop.

Exterior:

Patio tiled: An easy to maintain outdoor space, perfect for enjoying the outdoors without complications.

This house is a unique opportunity for those looking for the convenience of living close to the city without giving up the tranquility of a residential environment. Whether as a first

|                   |                    |
|-------------------|--------------------|
| Transaction       | Sale               |
| Category          | House              |
| Rooms             | 5                  |
| Bathrooms         | 2 bathrooms        |
| Parking           | Yes                |
| Garage            | Yes                |
| Utility room/area | Yes                |
| Terrace           | Yes                |
| Courtyard         | Yes                |
| Central heating   | Yes                |
| Land              | 249 m <sup>2</sup> |

299.000 €



