

Simcat XXI Figueres

C/ Empordà, 34 Baixos Figueres

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Reference:	103	9-BCN1001				
Property type:	Flat					
Sale/rent:	For	sale				
Price: <b>235.000 €</b>						
Condition:	Refo	ormed		SIMCAT X serveis immediate		
				ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía Emisiones kWh/m² año kgC0,/m² año	
Floor:	Baja	l		A más eficiente		
Town:	own: Barcelona			B		
Province: Barcelona						
Postal code: 8024		4		E		
Zone:	ne: Gràcia nova			F G menos eficiente	In process	
Sqm built:	60	Floor:	parquet	Hot water:	individual	
Bedrooms:	2	Orientation:	west	Bathrooms:	1	
Toilets:	1					

## **Description:**

Housing located on the ground floor with a total area of 60 m2, is currently divided into two spaces, in one we have access to a diaphanous room, where the living room-dining room-kitchen space is located, with a separation in glass and aluminum where the room is, it has space for the washing machine, hot water accumulator and the dryer, apart from a bathroom with shower, the apartment has a decoration that transmits calm, as it is also on the ground floor, the other room can be used as a commercial premises , with a toilet and a large window, this means that you can have your own independent home and at the same time you can rent the premises and obtain a return that helps pay the possible mortgage up to 80% of the purchase value as it is a home with its certificate of habitability, has a communal garden area, in the heart of Barcelona.