

## **Simcat XXI Figueres**

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Reference: 1258-2537

Property type: House

Sale/rent: For sale

Price: **250.000 €** 

Condition:



Town: Vilafant

Province: Girona

Postal code: 17740

Zone: Les Forques

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m² año	Emisiones kgCO <sub>2</sub> /m² año
A más eficiente		
В		
C		
D		
E		
F		
<b>G</b> menos eficiente	In process	

Sqm built: 270 Bedrooms: 3 Bathrooms: 1

## **Description:**

Three-story house in Vilafant. The ground floor is 119 m2 and includes a garage with access from Catalunya Street and another garage with access from the Ronda Pirineus road, a toilet, and access to the first floor.

The first floor is 91 m2 and consists of a living-dining room with a fireplace, a separate kitchen, three bedrooms, and a terrace. From here, we access the second floor, which is 56 m2 and includes two spaces, awaiting decoration, and a terrace. The house has original finishes, but everything works perfectly, as it is very well maintained. It has air conditioning, a butane gas stove, hot water, and heating with an oil boiler.