FINQUES GINESTA
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Ref: 1303 Duplex Santa Rosa

LLAFRANC

690.000 €

DESCRIPTION

Fantastic duplex in the heart of Llafranc, just 50 metres from the beach. This spacious 150 m² property enjoys a prime location, with access from both the Llafranc promenade and Santa Rosa Street, next to the church, in one of the most exclusive and sought-after areas of the Costa Brava. The community has an elevator on the second staircase. The first floor is dedicated to the living area, with a bright living-dining room with fireplace and access to a private terrace, perfect for enjoying the Mediterranean atmosphere. This floor also includes a double bedroom, a full bathroom, and a kitchen equipped with natural gas. The second floor comprises the sleeping area, featuring three double bedrooms with built-in wardrobes, two of which open onto a large, sunny terrace. On this level, there is also a full bathroom with shower, a laundry gallery, and a pantry for added convenience. The apartment offers two storage rooms, one fitted with a shower and the other used for additional storage. Additional features include aluminium window frames with double glazing, south-facing orientation, natural gas heating, built-in wardrobes, excellent natural light, and ceramic tile flooring. Currently, the units are connected by an internal staircase; however, from a registry standpoint, they are recorded as two independent apartments that were joined through this connection. This configuration allows, in the future, for the separation to be reinstated, restoring the original layout of two complete and independent apartments. A unique property thanks to its generous spaces, comfort, and unbeatable location — ideal as a permanent residence or as a holiday home near the sea in one of the Costa Brava's most charming villages.

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General

Type of Property: **Parking** m2: **150**
m2 plot: **0** Distance from the beach: **50 metros**
Year of construction: **1964** Type of pool:
Views: **View to the communal area**

Characteristics

Number of rooms: **4** Toilets: **0** Bathrooms with bathtub: **1**
Bathrooms with shower: **1** Double beds: **2** Single beds: **3**
Bunk beds: **0** Cribs: **0** Sofa beds: **0**
Type of kitchen: **Separate kitchen**

Other Features

Balcony Terrace








