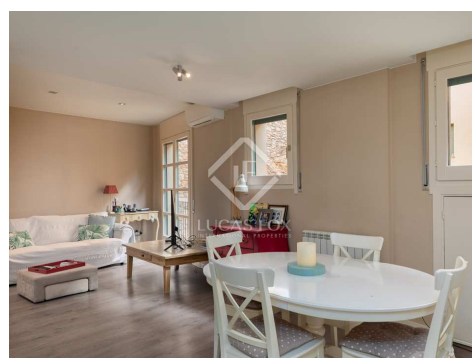
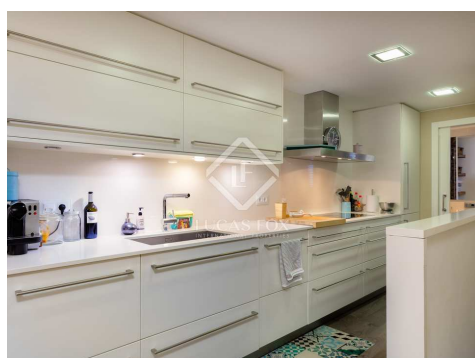
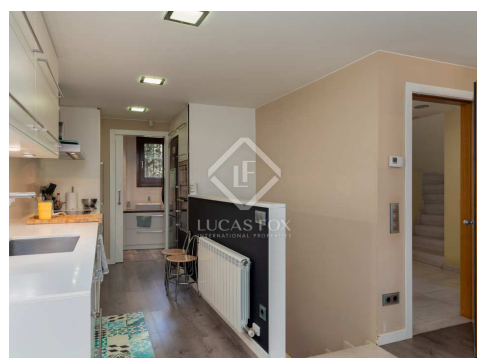
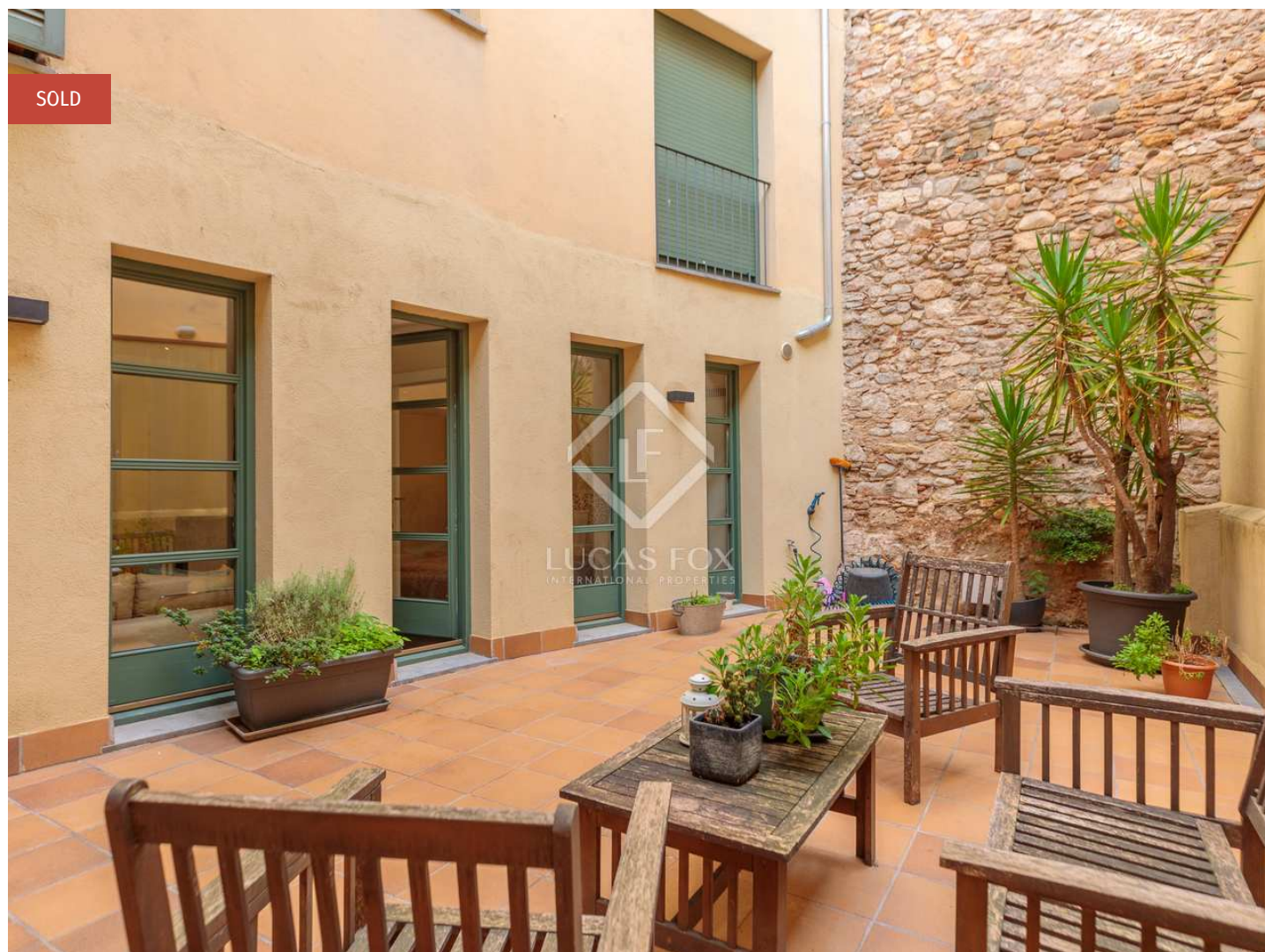


€325,000 Apartment - Sold

## Fantastic duplex apartment with a terrace in Girona old town

Spain » Girona » Girona City » Barri Vell » 17007

<b>1</b>	<b>2</b>	<b>127m<sup>2</sup></b>	<b>60m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • costabrava@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain

**€325,000 Apartment - Sold**

## Fantastic duplex apartment with a terrace in Girona old town

Spain » Girona » Girona City » Barri Vell » 17007

<b>1</b>	<b>2</b>	<b>127m<sup>2</sup></b>	<b>60m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

### OVERVIEW

## One-bedroom duplex apartment with a large terrace in Girona's old town.

The apartment is distributed over two floors and is on the ground floor of the building. It is just a few steps from Girona's most emblematic sites yet on a quiet, residential street.

With a southwest orientation, the property has large windows onto the private terrace. It has been carefully renovated with high quality materials and includes all the comforts of a primary residence: gas heating, air conditioning, induction cooker, large bathrooms and plenty of storage space. It would be possible to recover part of the original exposed stone walls, currently under a false wall.

The apartment is accessed via the upper floor, where there is the dining room and the open kitchen along with a laundry area and a bathroom. Stairs lead to the lower floor where we find a living room, a double bedroom with its dressing room and bathroom, as well as access to the terrace.

On the upper floor it would be possible to reduce the size of the dining room and incorporate a guest bedroom, which existed previously.

This property offers the possibility of living in the centre whilst enjoying large outdoor space. It is ideal for couples or as an investment to rent out.



[lucasfox.com/go/gir21312](https://lucasfox.com/go/gir21312)

Terrace, Transport nearby, Heating,  
Built-in wardrobes, Alarm, Air conditioning

**Contact us today for more information or to arrange a viewing**

+34 872 22 32 62 • [costabrava@lucasfox.com](mailto:costabrava@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Pujada de la Catedral 10, 1er 3a, Girona, Spain



€325,000 Apartment - Sold

## Fantastic duplex apartment with a terrace in Girona old town

Spain » Girona » Girona City » Barri Vell » 17007

<b>1</b>	<b>2</b>	<b>127m<sup>2</sup></b>	<b>60m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**Contact us today for more information or to arrange a viewing**

+34 872 22 32 62 • [costabrava@lucasfox.com](mailto:costabrava@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Pujada de la Catedral 10, 1er 3a, Girona, Spain