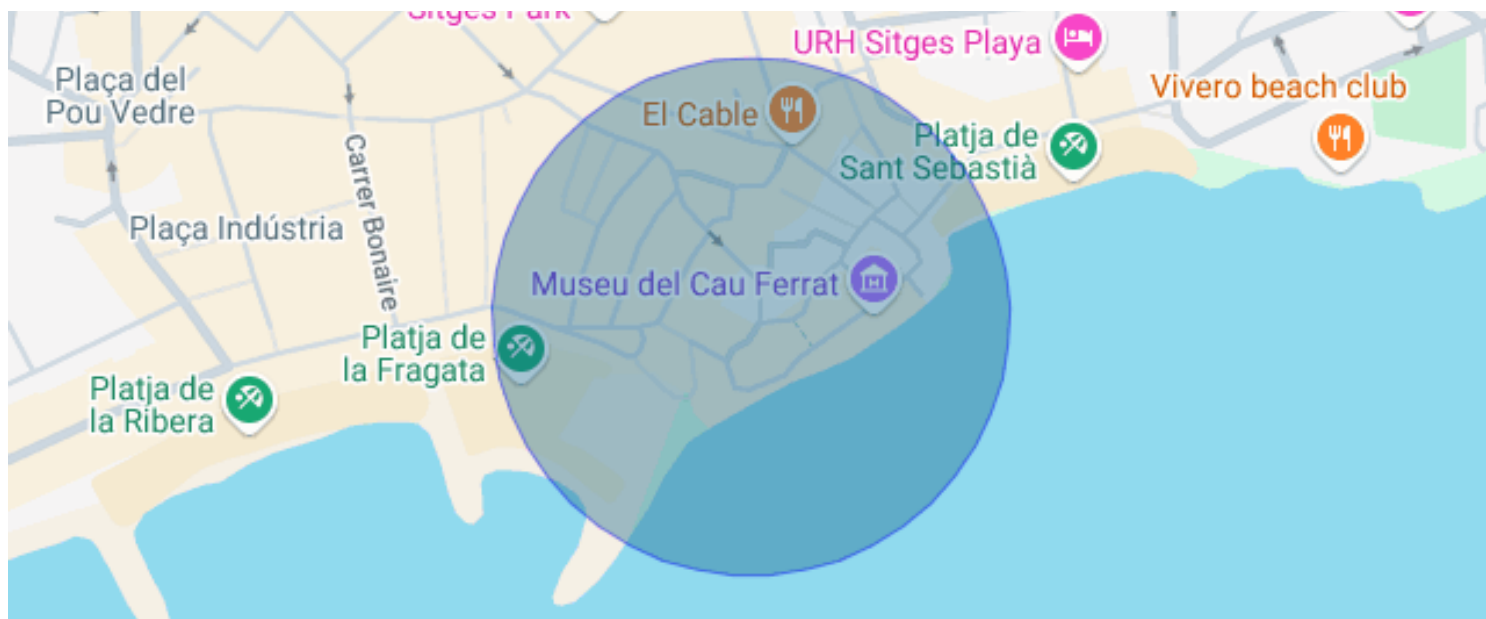




## GROUND FLOOR FOR SALE IN THE CENTER OF SITGES

Centre / Sitges

<b>Price</b>	<b>€325,000</b>
Sur. built	113 m <sup>2</sup>
Sur. util	94 m <sup>2</sup>
Bedroom	1
Bathroom	1
Energy classification	G
Energy performance index	271.00 kw h/m <sup>2</sup> year
Emissions rating	F
Emissions	52.00 co/m <sup>2</sup> year
Year of construction	1850
Floor	bj



## Centre / Sitges

Durán Carasso presents you a unique ground floor located in the historic centre of Sitges, it is a special place, the cultural environment and the proximity to the sea are some of the particularities of the situation of the house.

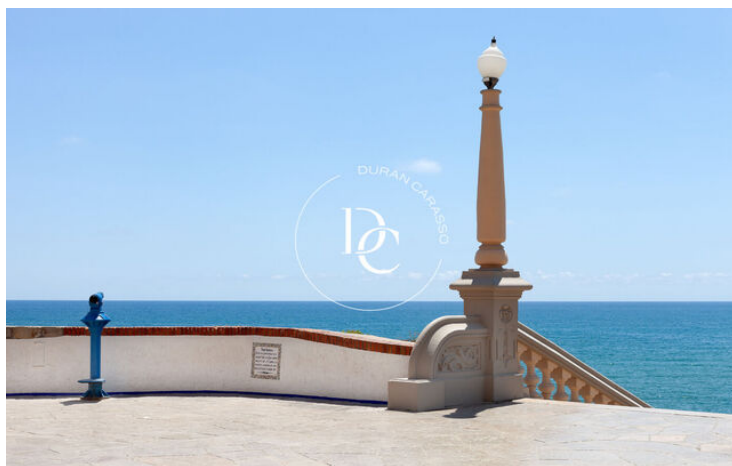
From the Town Hall square, you can walk to the Paseo Marítimo, the sophisticated Major street, and browse the shopping streets of the centre, 7 minutes from the station and 3 minutes from the district of San Sebastián. Close to the sea and close to services, the environment is surrounded by culture and tradition, for its museums and the popular festivals that are held annually, fundamental values of the idiosyncrasy of Sitges.

The loft style ground floor of 113 m<sup>2</sup> built in 1850 is distributed in different levels, open and flexible spaces. The diaphanous space is distributed on different levels, it is distinguished by the Mediterranean style trend, it is currently composed of a skylight, which could be closed and make a practicable interior patio, providing luminosity to the space, a fountain of Sitges origin, the simplicity of the forms, two rooms separated by doors, a simple room, the water area, a complete bathroom with shower, a magnificent stone column visually separates the different levels.

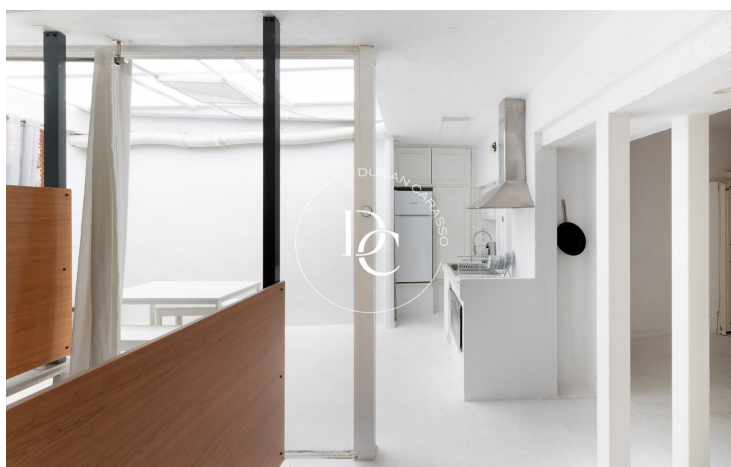
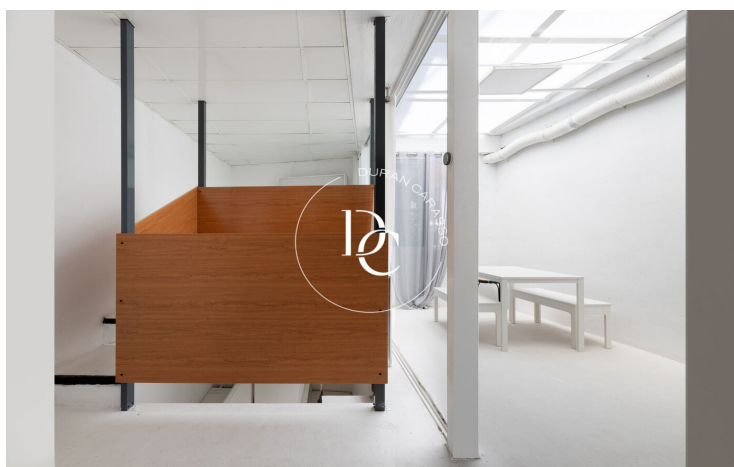
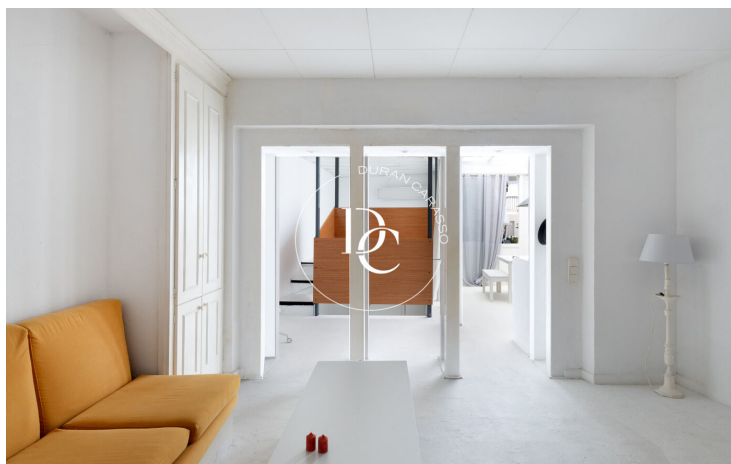
A few steps lead to the living-dining room area, open kitchen and the different spaces in this wing of the house which is currently used as the main bedroom, and on the lower level which is accessed via stairs there is an open space for multipurpose use, the dining area and the open kitchen enjoy the light provided by the large west-facing window with unobstructed views of the inner courtyard of the old town.

If you enjoy living in unique spaces, looking for a *pièd-a-terre*, slow lifestyle, this space reminds you of eternal summer holidays - those long, languid days teach us to slow down no matter where in the world we are and as an investment because of its location it is an attractive and profitable piece.

Come and visit it.







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Contact us if you want more information or to arrange a viewing.