



## DUPLEX GROUND FLOOR IN LA PLANA

La Plana / Sitges

<b>Price</b>	<b>€1,050,000</b>	✓ Pool	✓ Air conditioning
Sur. built	174 m <sup>2</sup>	✓ Heating	✓ Views
Sur. util	151 m <sup>2</sup>	✓ Backyard	✓ Lift
Bedrooms	4	✓ Parking	✓ Terrace
Bathrooms	3	✓ Balcony	✓ Built in closets
Energy classification	C		
Energy performance index	48.00 kw h/m <sup>2</sup> year		
Emissions rating	C		
Emissions	11.00 co/m <sup>2</sup> year		
Year of construction	2005		



## La Plana / Sitges

Large ground floor duplex for sale in La Plana.

This property is located in one of the most popular areas of Sitges, La Plana, near the town center, two minutes walk from all services, and near the bus stop and Cap de Sitges.

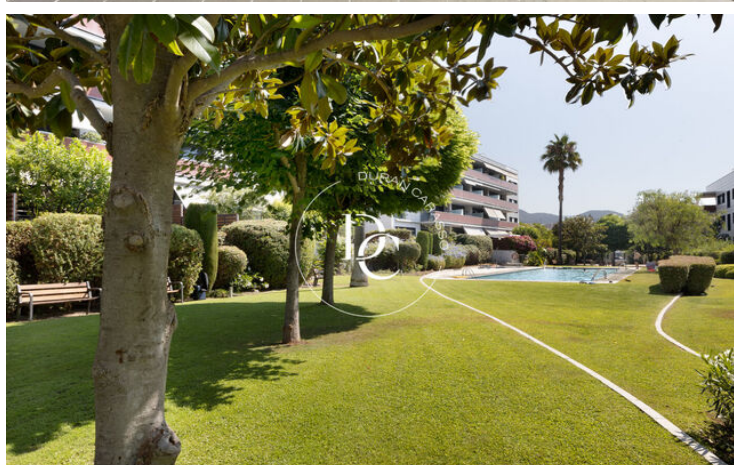
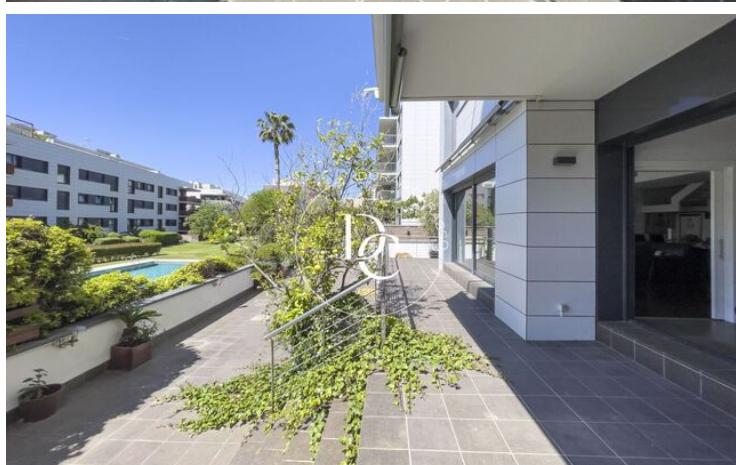
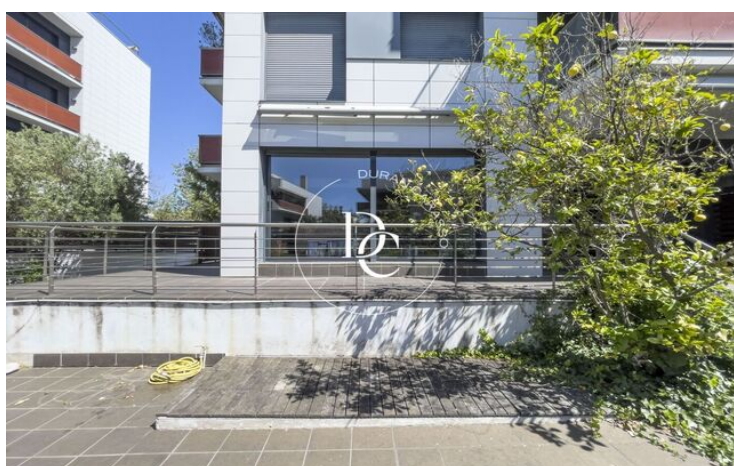
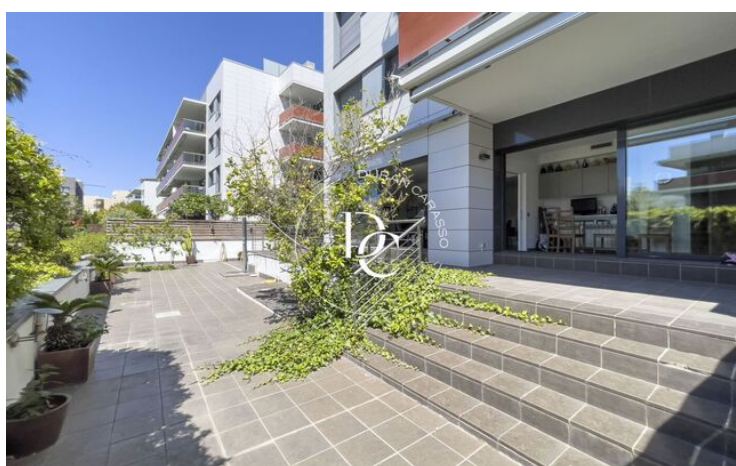
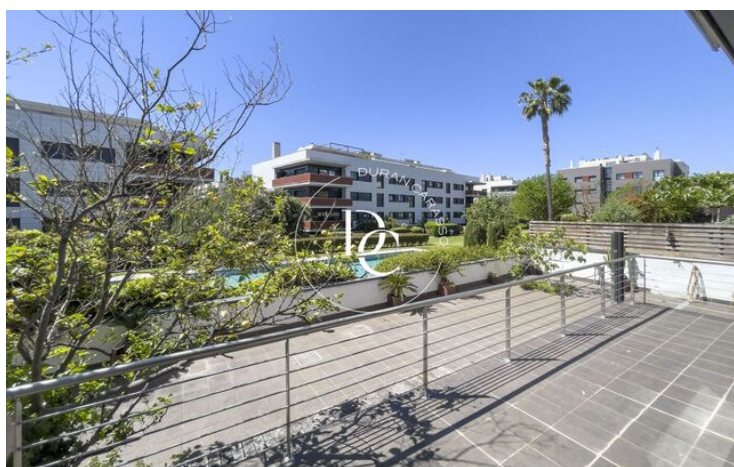
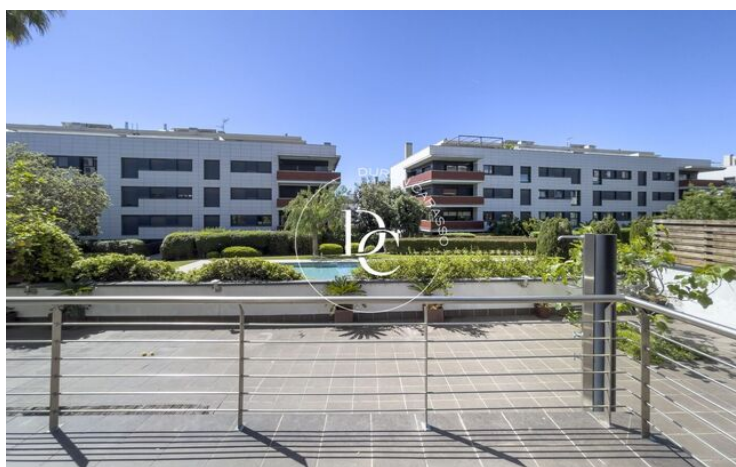
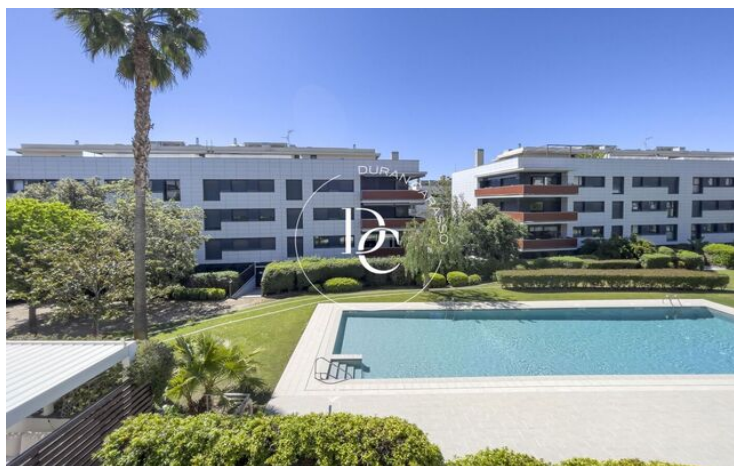
We enter the property and find a hall that reveals the living-dining room, before in the same hall we find the kitchen door, and a courtesy bathroom dressed with cabinets for storage, the kitchen and the living room have access to the outside to the terrace at the level of the same room, the terrace is very large and is on two levels, with unobstructed views, views of the garden and the community pool is a very comfortable option to live day to day.

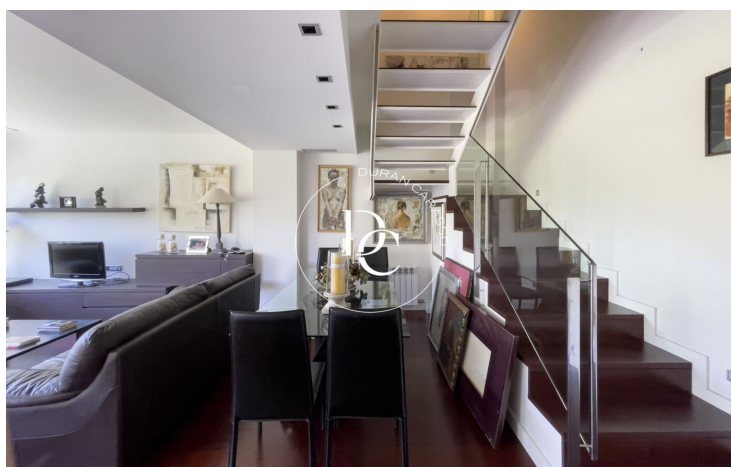
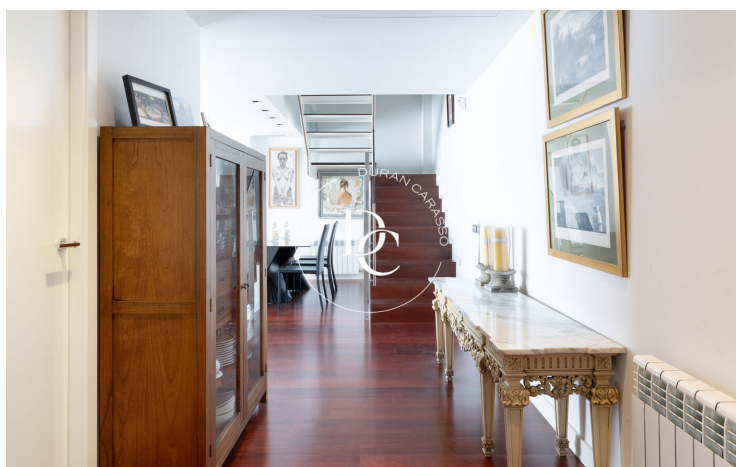
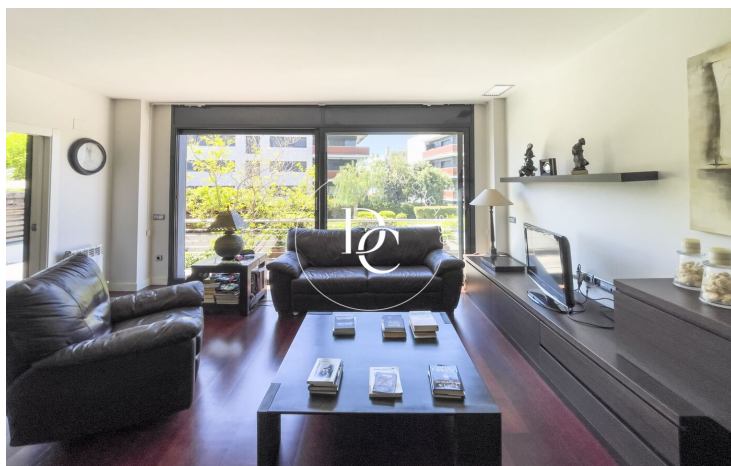
Facing south, it captures the light throughout the day, the room has large windows, it is very bright. We continue in the kitchen, semi-open, equipped and spacious, the living room is accessed from it.

The staircase takes us to the night area, which leads us to the rooms on the upper floor, on the landing we see that the night area consists of four double rooms, all exterior with lots of light and only two have access to the large terrace, overlooking the communal area, one of the four is a suite with bathroom and separate sink, the rest are large doubles and share a full bathroom.

The heating is gas and hot/cold air.

The property includes two parking spaces and a large storage room, if you want to enjoy a complete and very comfortable ground floor, do not forget to visit it.





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

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

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