



## BEAUTIFUL DUPLEX GROUND FLOOR FOR SALE IN VINYET

Vinyet / Sitges

<b>Price</b>	<b>€490,000</b>	✓ Air conditioning	✓ Heating
Surface	124 m <sup>2</sup>	✓ Views	✓ Backyard
Bedrooms	2	✓ Furnished	✓ Parking
Bathroom	1	✓ Terrace	
Energy classification	E		
Energy performance index	113.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	23.00 co/m <sup>2</sup> year		
Year of construction	1991		



## Vinyet / Sitges

In one of the most prestigious areas of Sitges, you'll find this cozy duplex ground floor with 2 bedrooms and one bathroom.

As you enter the property, you are welcomed by a very pleasant outdoor patio of about 20m<sup>2</sup>.

Upon entering the interior of the home, on the right, there is a fully equipped independent kitchen. Next, you'll find the living-dining room with access to the rear outdoor patio of about 25m<sup>2</sup>.

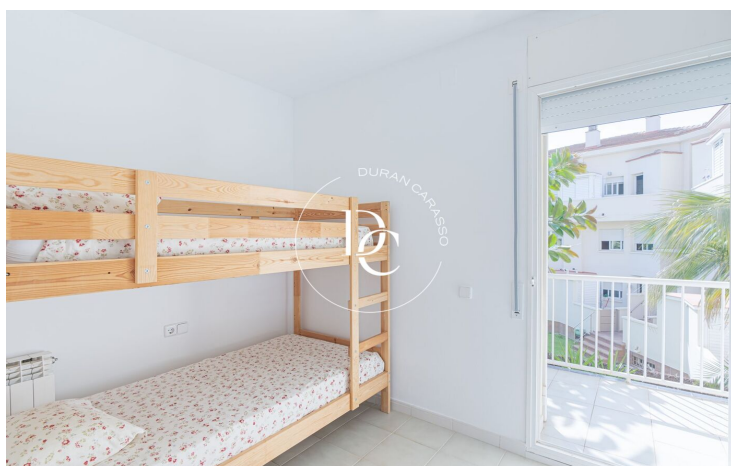
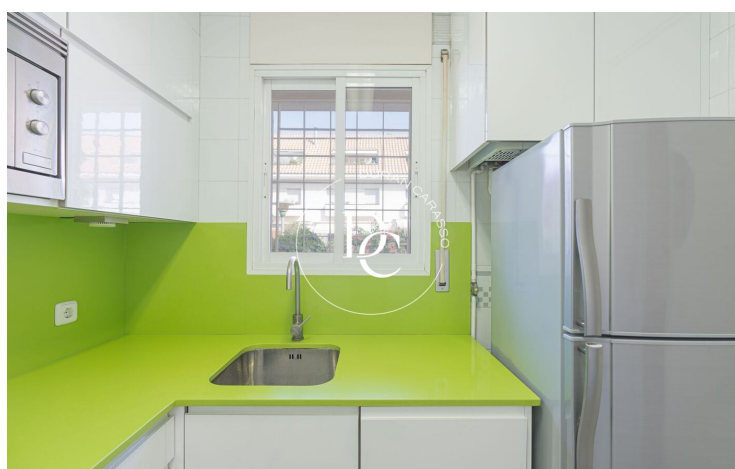
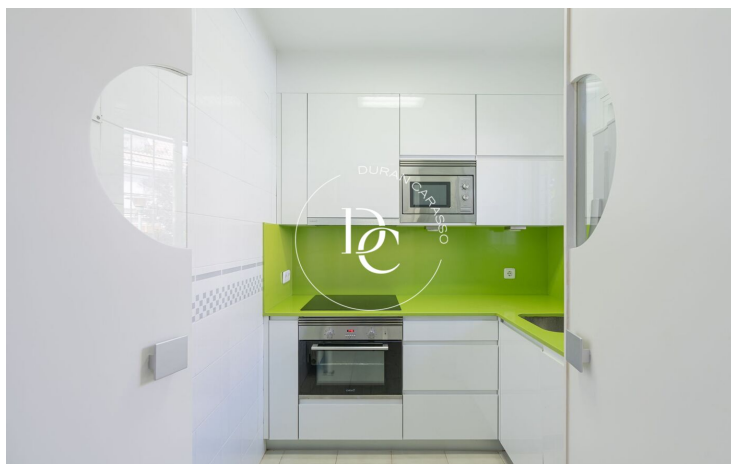
One of the great features of this property is that one patio is oriented to the north and the other to the south, so you can enjoy pleasant meals or dinners outdoors at any time of the year. Additionally, the house is always well-ventilated, making it more comfortable and much cooler.

We go upstairs to the night area, where there are 2 double bedrooms, both with access to a lovely terrace with clear views, and a full bathroom.

If you want to live in a quiet area, 2 minutes walking to the beach, 10 minutes walking to the town center, and with a bus stop 1 minute away that takes you directly to the station, don't miss the opportunity to come and visit this property.

This property includes a parking space.





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