



## Girona - Townhouse



**4**  
Bedrooms
 **4**  
Bathrooms
 **236**  
Area (m<sup>2</sup>)
 **1032**  
Land Area (m<sup>2</sup>)
 **Garage**

**400 000 €**  
(EUR €)

### House in Serinyà with two plots

Imagine waking up every morning in a house that combines sustainability and comfort, located in the picturesque village of Serinyà.

With 236 m<sup>2</sup> built, this exclusive wooden architectural jewel has 4 spacious bedrooms and 4 full bathrooms, designed to offer space and privacy to the whole family.

The double garage, which can accommodate two vehicles, adds a touch of practicality to this residence. But what really makes it special is its commitment to energy efficiency.

Innovation and sustainability in every detail

Equipped with an aerothermal air conditioning system and solar panels, this house is a reference in modernity and respect for the environment. The aluminium enclosures with thermal break and their



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high-quality insulation ensure unrivalled comfort all year round, whatever the season.

Want more details on the finishes?

Contact us and we will offer you all the information you need, without obligation.

#### Privileged location

Serinyà is a quiet town, well connected and with all essential services within reach, such as school and primary care center. In addition, just 4 km away is Banyoles, with a wide range of services and activities for the whole family.

#### Highlights

- Plot of 532 m<sup>2</sup>, which includes the house.
- Additional plot of 400 m<sup>2</sup>, already divided and ready for use.
- Don't miss the opportunity to live in a sustainable, high-quality home in a unique and privileged environment.

#### Purchase Options:

The house and plots are sold together in their current condition, with all permits and plans finalised. We also offer the possibility of delivering it completely finished, with a final price of € 540,000. Contact us today for more information or to arrange a viewing!

- The final price of the property does not include commissions for the buyer.
- The price does not include taxes, notary fees or registration.

## Property Features

- |                              |                  |
|------------------------------|------------------|
| • Garden                     | • Garden type: - |
| • Double parking space       | • Parking        |
| • Rooftop                    | • Parking space  |
| • Energetic certification: G | • Balcony        |
| • Terrace                    | • Garage         |



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