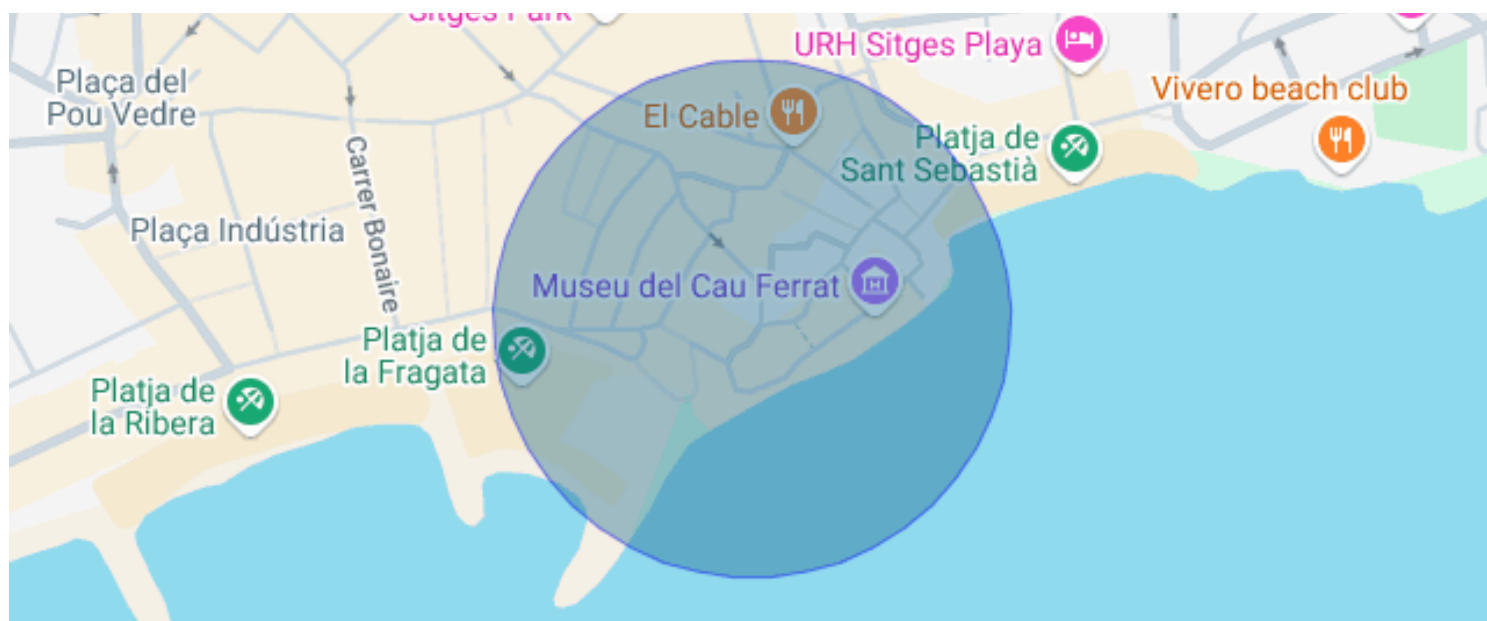




GROUND FLOOR FOR SALE IN THE CENTER OF SITGES

Centre / Sitges

Price	€295,000
Sur. built	113 m ²
Sur. util	94 m ²
Bedroom	1
Bathroom	1
Energy classification	G
Energy performance index	271.00 kw h/m ² year
Emissions rating	F
Emissions	52.00 co/m ² year
Year of construction	1850
Floor	bj



Centre / Sitges

Durán Carasso presents this ground-floor apartment brimming with character, located in the heart of Sitges' historic center.

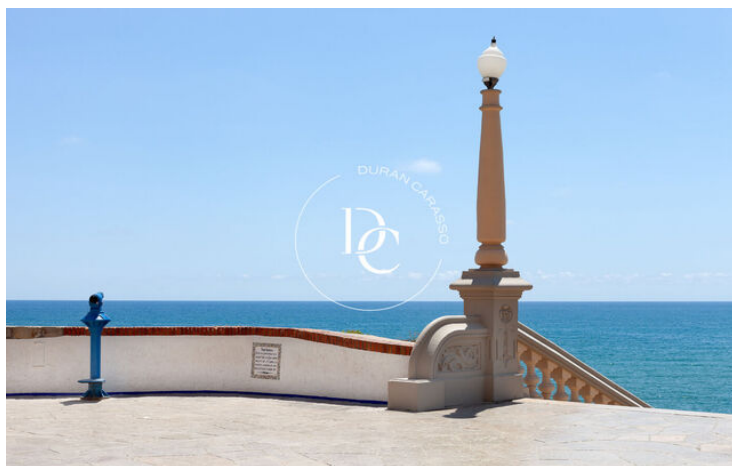
A prime location: just steps from the Town Hall Square, the Paseo Marítimo, Carrer Major, and the main shopping areas. Just 7 minutes from the station and 3 minutes from the San Sebastián neighborhood. The sea, local culture, and the charm of Sitges are right next door.

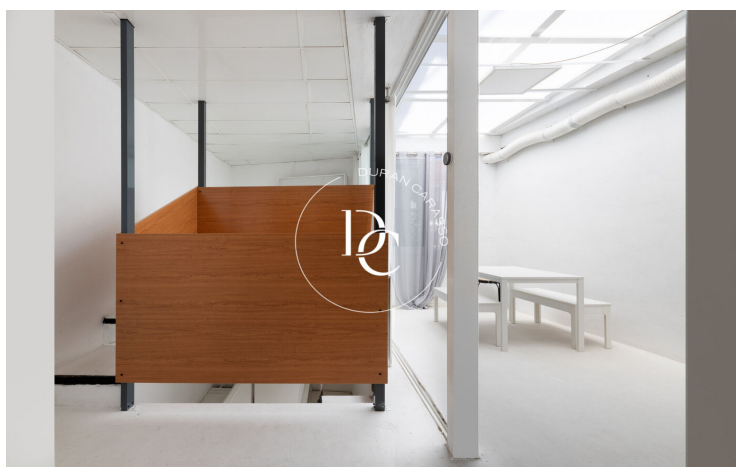
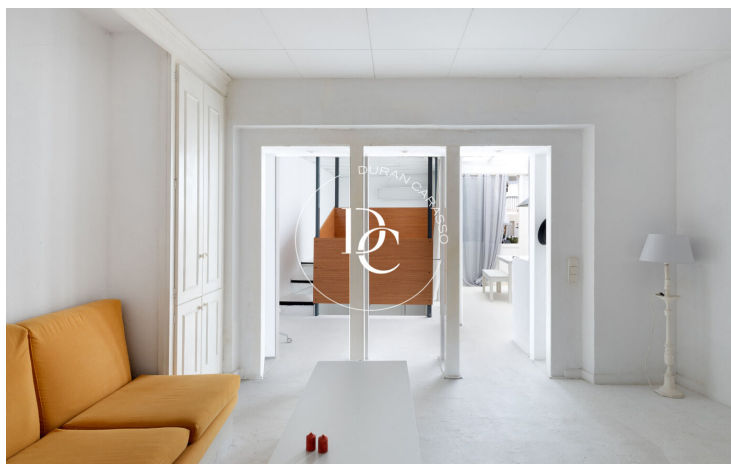
This is a 113 m² loft-style ground-floor apartment in a building dating back to 1850. The space, with multiple layout possibilities, requires a complete renovation, which represents a great opportunity to fully adapt it to the taste and needs of the new owner.

The apartment features an open-plan living-dining room and open kitchen, illuminated by a large west-facing window with unobstructed views of the interior courtyard of the old town. It also includes a single bedroom, a full bathroom, a utility area, and a multipurpose space on the lower level, ideal as a study or additional bedroom. The existing skylight can be transformed into an interior patio, providing even more natural light and ventilation.

If you're drawn to spaces steeped in history and appreciate the value of a custom renovation, this ground floor offers great potential. Perfect as a pied-à-terre, a first home, or an investment in one of the most sought-after areas of Sitges.

Come and discover it.





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