

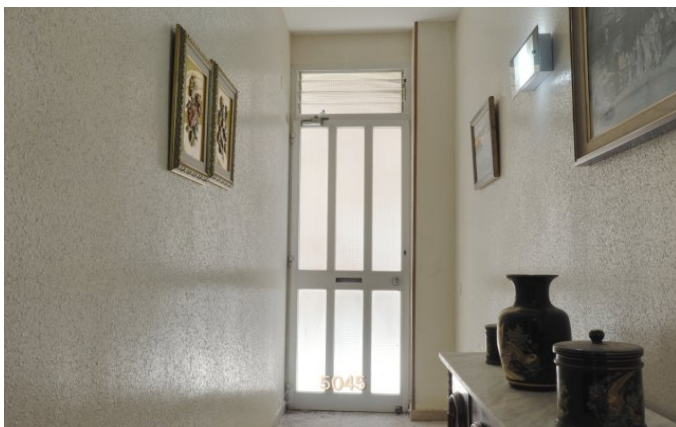


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### Townhouse in the picturesque town of Benifallet

Sale, 83.000€



<b>Reference</b> 5045	<b>Category</b> Townhouse	<b>Type of Business</b> Sale	<b>Price</b> 83.000€
<b>Bedrooms</b> 3	<b>Bathrooms</b> 2	<b>Usable area</b> 72sq m	<b>Total Area</b> 101sq m
Catalonia/BCN, Benifallet 43512,	<b>Condition</b> Good condition	<b>Construction Year</b> 1975	
<b>Number of Floors</b> 3			



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This charming townhouse in Benifallet stands out for its authentic character and well-designed layout spread over three floors. The property offers approximately 72 m<sup>2</sup> of living space, features 3 bedrooms and 2 bathrooms, and is in good condition.

On the ground floor, next to the entrance, there is a compact garage – perfect as a parking space, workshop, or additional storage area. The cozy dining room, furnished with classic wooden furniture and decorative details, provides plenty of space for enjoyable moments with family and friends. The separate kitchen is functionally laid out and offers ample storage space.

The bedrooms are bright and welcoming, some equipped with built-in wardrobes and practical furnishings. Two bathrooms – one with a bathtub – ensure comfort on different levels of the house.

Thanks to its three-storey layout, the property is suitable both as a permanent residence and as a holiday home or investment opportunity. The solid construction and well-maintained condition allow for immediate occupancy.

#### Location – Living in Benifallet

Benifallet is an idyllic village in Catalonia, located directly on the banks of the Ebro River. It is especially well known for the impressive “Coves Meravelles,” fascinating dripstone caves that attract visitors from across the region. The nearby Ebro River offers ideal conditions for anglers, nature lovers, and water sports enthusiasts.

The surrounding area captivates with its Mediterranean landscape, olive groves, and vineyards, as well as its proximity to the Els Ports Natural Park. At the same time, the beaches of the Costa Dorada are within easy reach – perfect for day trips to the sea.

Take advantage of this opportunity and secure your own home in the heart of Benifallet – contact us today for further information or to arrange a viewing!

## Features

Fence around the House	Fence around the Land	Town Water	Partially fenced
Community Well	Own Well	Mains electricity	Solar Power
Generator Power	Pool (Inground)	Pool (above ground)	Free standing
Attached House	Constructed area	Livable area	Liveable Floor 0
Liveable Floor 1	Liveable Floor 2	Liveable Floor 3	Liveable Floor 4
Liveable 5th floor	Insulated Building	Brick build	Wood build
Concrete build	Tiled Roof	Flat Roof	Metal Roof
<del>Hardboard Roof</del>	<del>Roof Terrace</del>	<del>Aluminium Windows</del>	<del>PVC Windows</del>
Wooden Windows	Steel Windows	Single glazed	Double Glazed

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Triple Glazed	Tiled Floor	Concrete Floor	Stone Build
Living Room	Living Room 2	Kitchen	Kitchen 2
Kitchen / Lounge	Bathroom	Bathroom 2	Toilette
Bedroom	Bedroom 2	Bedroom 3	Bedroom 4
Bedroom 5	Bedroom 6	Bedroom 7	Bedroom 8
Bedroom 9	Bedroom 10	1 Single Plot	2 Plots, separated
Cultivation	Irrigation	Water Tank	Alarm System
Surveillance Cameras	Connection to Police	Window Grilles	Surveillance
Guest House	Garage	Shed	Car Port
Barbeque	Workshop	Garden House	Dog Kennel
Stables	<b>Ampolla Beach 41km</b>	<b>St. Carles Beaches 54km</b>	Town Centre
Village Centre	Medical Center	River Shore	<b>Airport Reus 75km</b>
Airport BCN	<b>Airport Valencia</b>	Bus Stop	Shopping Center
Train Station	High School	University	Pool
Children's Playground	Outdoor Kitchen	Barbeque	Green Zone
Clothes Line	Underground Parking	Elevator	Terrace
Terrace	Habitable Floor -1	Habitable Floor -2	Flat Landshape
Terrain with Terraces	Terrain in Terraces	Filter machine	No Filter Machine
Covered Pool	<b>Next Beach 41km</b>	Parquet flooring	Generator
Toilet	Primary school		



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## Location

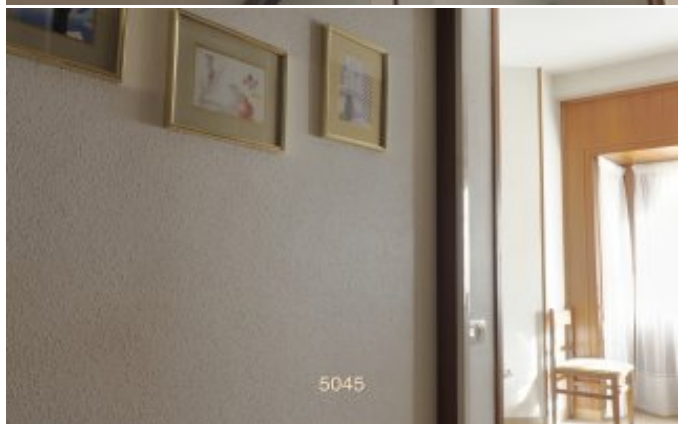
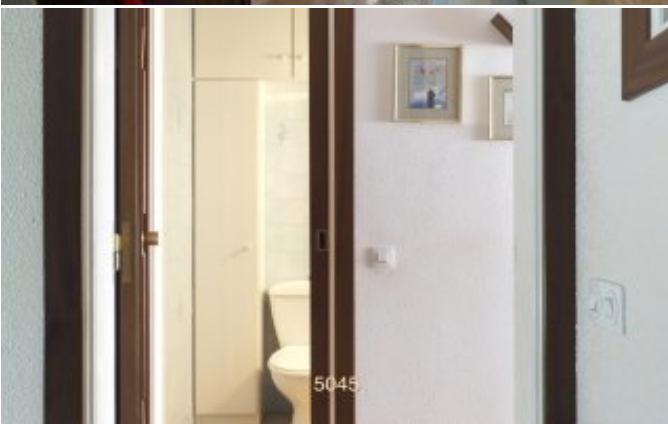
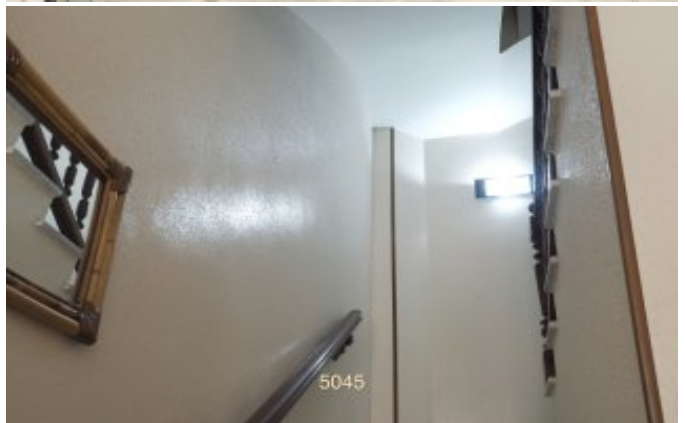
**Country**  
España

**Region**  
Catalonia/BCN

**City**  
Benifallet 43512



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