



## House for sale in St. Feliu de Guíxols

House with 6 bedrooms, Casa Nova Urbanisation

Apialia Costa Brava exclusive.

Detached house located in the Casa Nova urbanization, surrounded by nature and just 10 minutes from the center of Sant Feliu de Guíxols. Built on a plot of 842 m<sup>2</sup>, the property has approximately 230 m<sup>2</sup> of built space, divided between the ground floor and the upper floor. On the ground floor, we find the entrance to the house, a spacious split-level living-dining room with fireplace, a large kitchen with access to the outside, a full bathroom with shower, a double bedroom, and a laundry area. Via the interior staircase, we reach the upper floor, where there is a majestic hallway leading to 5 double bedrooms with built-in wardrobes, 2 full bathrooms, and two terraces accessed from the bedrooms. The house features a lovely porch on the ground floor. It is also surrounded by land, where you'll find a wooden shed for tools, a small pool to cool off in summer, and space to park vehicles. The highlights of this property are its tranquility, spacious rooms, and natural light. Heating is provided by propane gas and electric radiators. Additionally, the urbanization offers a magnificent swimming pool and a multipurpose sports court.

Price: **550.000 €**

Do you think this could be your new home? Call us!

Applicable taxes not included in the sale price (ITP or IVA + AJD): Current rate

Notary and Land Registry fees not included in the sale price: According to official rates

Transaction:	Sale	Category:	Villa
Situation:	del Falcó, Sant Feliu de Guíxols, Baix Empordà	Built area:	230 m <sup>2</sup>
Useful area:	175 m <sup>2</sup>	Occup. cert.:	CHG00187625001
Condition:	Good condition	Bedrooms:	6
Bathrooms:	3 bathrooms	Parking:	Yes
Plot:	842 m <sup>2</sup>		