



## House for sale in Sant Feliu de Guíxols

With communal garden and pool.

EXCLUSIVE APIALIA COSTA BRAVA.

In the quiet area of Les Penyes, just 2 km from the beach and the centre of Sant Feliu de Guíxols, we present this spacious terraced house with excellent value for money: south-facing to enjoy maximum natural light, attractive sea views, and an official tourist license, ideal for both private use and profitable investment.

The house is part of a small block of seven homes with access to a communal garden and pool. The ground floor offers immediate comfort: a fully equipped open-plan kitchen, adjoining dining area, guest toilet, and a bright living room with sliding doors opening onto a large terrace and a compact garden. At the front, there is an additional patio, with approximately 50 m<sup>2</sup> of outdoor space in total.

The sleeping area is located on the upper floor. The master bedroom, with a renovated en-suite bathroom, offers beautiful sea views and is equipped with air conditioning. There are two more double bedrooms with built-in wardrobes and a

Price: **530.000 €**



shared bathroom. The ground floor provides invaluable value: a spacious, multifunctional area with countless possibilities – guest room, study, playroom, or office. On the other side of the communal garden, you will find a secure garage of approximately 25 m<sup>2</sup>.

The property is equipped with central heating and hot water via natural gas, and aluminum double-glazed windows. The granted rental license makes it even more attractive.

Transaction:	Sale	Category:	Serial house
Municipality:	Baix Empordà	Surface area:	162 m <sup>2</sup>
Bedrooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Terrace:	Yes
Swimming pool:	Yes		