



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 m² 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 shared bathroom. The ground floor provides invaluable value: a spacious, multifunctional area with countless possibilities – guest room, study, playroom, or

Price: **498.000 €**

office. On the other side of the communal garden, you will find a secure garage of approximately 25 m².

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.

Location: Les penyes

Condition: Good condition

Built area: 162m²

Usable area: 139m²

Energy Efficiency certificate reference: TCY62WW03

Certificate of Occupancy reference: CHG01340519001

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 tariffs

AICAT Registration Number: 12007

API Number: 1154

Transaction:	Sale	Category:	Serial house
Situation:	Camino de les Penyes, Sant Feliu de Guíxols, Baix Empordà	Built area:	162 m ²
Useful area:	139 m ²	Occup. cert.:	
Condition:		Bedrooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Swimming pool:	Yes