



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.

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

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| Transaction: | Sale | Category: | Serial house |
| Situation: | Camí de les Penyes, Sant Feliu de Guíxols, Baix Empordà | Built area: | 162 m ² |
| Useful area: | 139 m ² | Occup. cert.: | CHG01340519001 |
| Condition: | Good condition | Bedrooms: | 3 |
| Bathrooms: | 2 bathrooms | Parking: | Yes |
| Terrace: | Yes | Garden: | Yes |
| Swimming pool: | Yes | Central heating: | Yes |
| Air conditioning: | Yes | | |