



## Apartment for sale in St. Feliu de Guíxols

Ground floor with large central garden.- Sant Feliu de Guíxols

### EXCLUSIVE COSTA BRAVA

Apartment located in the historic heart of Sant Feliu de Guíxols, next to the Monastery and only 50 metres from the beach, this property stands out for its rare combination of generous outdoor space and prime central setting.

Set on the ground floor, it features a large covered terrace usable all year round, with direct access to a magnificent communal garden that provides privacy and a genuine independent-home feeling.

The layout is practical and comfortable. It includes three generously sized bedrooms, two full bathrooms, an open kitchen with breakfast bar and a bright living room with large windows. The proportions are balanced and welcoming. It also benefits from a barbecue area and heating. The building is located in a quiet cul-de-sac, ensuring tranquillity despite its central position.

The building is equipped with a lift and the property holds a valid tourist rental licence, significantly enhancing its versatility and investment potential.

A distinctive opportunity in one of the most sought-after areas of the Costa Brava.

Price: **385.000 €**

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:	Apartment
Situation:	Plaza Lluís Esteva i Cruañas, Sant Feliu de Guíxols, Baix Empordà	Built area:	109 m <sup>2</sup>
Useful area:	86 m <sup>2</sup>	Occup. cert.:	CHG0204012001
Condition:	To Restore	Bedrooms:	3
Bathrooms:	2 bathrooms	Terrace:	Yes
Lift:	Yes		