



Apartment for sale in St. Feliu de Guíxols

Bright ground floor apartment ready to move in.

Apialia Costa Brava exclusive.

Bright ground floor apartment ready to move in, designed to offer comfort and practicality for everyday living.

Upon entering the property, a practical entrance hall leads to a spacious living-dining room, creating a welcoming and well-organised space that connects smoothly with the kitchen.

The sleeping area consists of two bedrooms, one of them an en-suite with its own bathroom, providing added privacy and comfort. The second bedroom is versatile and can easily be adapted as a guest room, office or multi-purpose space.

The apartment also features a second full bathroom, ensuring convenience for both residents and guests.

Thanks to its functional layout and natural brightness, this home is particularly pleasant to live in all year round.

Its excellent location offers easy access to supermarkets, schools, transport and all essential services, making it an ideal option both as a main residence or a second

Price: **245.000 €**

home on the Costa Brava.

A great opportunity for those looking for a practical, well-located property ready to enjoy from day one.

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:	Calle de Cabanyes, Sant Feliu de Guíxols, Baix Empordà	Built area:	67 m ²
Useful area:	55 m ²	Occup. cert.:	CHG01254325001
Condition:	Good condition	Bedrooms:	2
Bathrooms:	2 bathrooms	Air conditioning:	Yes
Lift:	Yes		