



Bright ground floor apartment ready to move in.- Sant Feliu de Guíxols

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

Price: **245.000 €**

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 home on the Costa Brava.

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

ADDITIONAL INFORMATION

PROPERTY FEATURES

Condition: VERY GOOD CONDITION
Usable area: 105 m
Built area: 55.83 m
Owner status as Large Property Holder: No

DOCUMENTATION

Certificate of occupancy: CHG01254325001
Energy performance certificate: 8DVQWH4H5

FINANCIAL CONDITIONS

Sale price: 245,000
Agency fees: Included in the price
Taxes: Not included
Notary and land registry fees: Not included, according to current tariffs

AICAT: 5607 - API COL. 1102Número API: 1154-GI, número registro: 12007

Transaction:	Sale	Category:	Flat
Situation:	Calle de Cabanyes, Sant Feliu de Guíxols, Baix Empordà	Built area:	67 m ²
Useful area:	55 m ²	Occup. cert.:	22/10/2040
Condition:		Bedrooms:	2
Bathrooms:	2 bathrooms	Lift:	Yes