



## Apartment for sale in Sant Feliu de Guíxols

Bright apartment with parking in upper area

### EXCLUSIVE APIALIA COSTA BRAVA

Charming apartment located in the upper area of Sant Feliu de Guíxols, a ????? and well-connected location, ideal for year-round living or as a holiday home.

Upon entering the property, we find a spacious kitchen with a dining area, designed to offer comfort and practicality for everyday living. The kitchen is connected to an independent laundry area, adding functionality.

The living room is cosy and bright, with direct access to a balcony, perfect for enjoying outdoor moments. Thanks to its orientation, the apartment benefits from natural light for most of the day.

The property offers three bedrooms, one of them a suite with a private bathroom. The other two bedrooms are versatile and suitable for various uses. There is also a second full bathroom.

The apartment is equipped with natural gas heating, ensuring comfort throughout the year.

Its location provides easy access to all essential services such as shops, schools and

Price: **235.000 €**

transport.

Additionally, the property includes a parking space in the same building and elevator a highly valued feature.

A complete and well-located home, ideal for enjoying life on the Costa Brava.

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 Canigó, Sant Feliu de Guíxols, Baix Empordà	Built area:	105 m <sup>2</sup>
Useful area:	92 m <sup>2</sup>	Occup. cert.:	CHG00457119001
Condition:	Perfect condition	Bedrooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Washing machine:	Yes	Balcony:	Yes
Lift:	Yes		