



## Semi-detached house for sale in Sant Feliu de Guíxols

With terraces and pool.

### EXCLUSIVA APIALIA COSTA BRAVA.

Bright semi-detached house located in a quiet residential area of Sant Feliu de Guíxols, ideal for those seeking space, comfort and a relaxed lifestyle on the Costa Brava.

At street level, the property offers a spacious garage with capacity for two vehicles, as well as a versatile room that can be used as a playroom, office or leisure area. From here, there is direct access to a private garden, which connects to the communal area and swimming pool.

On the first floor, there is a spacious and comfortable living-dining room with access to a balcony, providing natural light and ventilation. The large, functional kitchen opens onto a pleasant terrace, perfect for enjoying outdoor meals and sunny days. This floor also includes a guest toilet.

The second floor comprises three exterior bedrooms, all with built-in wardrobes and access to balconies. One of the bedrooms is an en-suite, offering additional privacy. There is also a second full bathroom on this level.

Price: **368.000 €**

The property is completed by a rooftop terrace covering the entire house, featuring a laundry area and offering multiple possibilities as a solarium or relaxation space. Located in a peaceful area yet close to all services and the town centre, this home is an excellent choice as a permanent residence or holiday home.

A great opportunity to enjoy the Costa Brava lifestyle.

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:	Serial house
Situation:	Calle Logroño, Sant Feliu de Guíxols, Baix Empordà	Built area:	168 m <sup>2</sup>
Useful area:	131 m <sup>2</sup>	Occup. cert.:	CHG01130513001
Condition:	Good condition	Bedrooms:	3
Bathrooms:	3 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Swimming pool:	Yes		