Immoserveis

ref. 3045



House for sale in St. Feliu de Guíxols

Near the beach

APIALIA COSTA BRAVA Exclusive.
In the center of Sant Feliu de Guíxols, just a short walk from the beach, you will find this charming fully renovated townhouse. Combining authentic charm with modern comfort, the property offers a total built area of approximately 163 m² distributed over three floors.
On the ground floor, there is a bright and welcoming living room with an open-plan kitchen and an open office area. The living room has direct access to the charming courtyard. This floor also includes a bathroom with shower. The entire ground floor benefits from comfortable underfloor heating.
The first floor features three bedrooms: one spacious double bedroom and two single bedrooms. There is also a full bathroom with shower. This floor is equipped with ducted air conditioning, ensuring a pleasant indoor climate.
The top floor consists of a large open-plan space with many possibilities. It could be used as a leisure room, workspace, additional bedroom, or studio, for example. From this space, there is access to a private terrace with views over Sant Feliu de

Price: **580.000 €**

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St. Antoni de Calonge · Girona

Guíxols. The aerothermal system unit is also installed here.
The cozy courtyard of approximately 40 m² is arranged over two levels, creating an inviting outdoor space. Here you will also find a barbecue area and a practical storage room, ideal for bicycles and additional storage.
An ideal home for those who wish to live comfortably in the town center, with all services, restaurants, and the beach within walking distance.
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 de Sant Martirià, Sant Feliu de Guíxols, Baix Empordà	Built area:	163 m^2
Useful area:	123 m^2	Condition:	Good condition
Bedrooms:	3	Bathrooms:	2 bathrooms
Utility room/area:	Yes	Terrace:	Yes
Air conditioning:	Yes	Plot:	126 m^2