



## Terraced house for sale near the town center.

Semi-detached house located just 300 m from the center of the town and 600 m from the beach. The house has a large terrace at the dining room level and a terrace/solarium on the upper floor.

Once inside the house, on the ground floor we find a large living room next to a large kitchen (with space to eat), a toilet and a private garage.

On the first floor we find 3 double bedrooms and 2 full bathrooms (one of them attached to the main room). All the rooms are exterior, so they enjoy good natural light, and 3 of them also have large built-in wardrobes. The house has natural gas heating and aluminum enclosures.

On the second floor we find a large multipurpose room currently used as a living room and bedroom. This room is attached to the upper terrace, a space where you can enjoy the sun at any time of the day.

**Price: 420.000 €**

Finally, the house also has another large multipurpose room located under the ground floor, currently used as a living room and cellar.

In short, a great opportunity to live in the center of the town of Sant Feliu de Guíxols and do so without parking problems!

**APIALIA PRODUCT. PURCHASE EXPENSES: 10% ITP + Notary fees + Land Registry.**

Transaction:	Sale	Category:	Townhouse
Municipality:	Baix Empordà	Surface area:	160 m <sup>2</sup>
Rooms:	4	Bathrooms:	2 bathrooms
Parking:	Yes	Central heating:	Yes