



House with 6 bedrooms, Casa Nova Urbanisation

EXCLUSIVE APIALIA COSTA BRAVA. Detached house located in the Casa Nova urbanization, surrounded by nature and 10 minutes from the center of Sant Feliu de Guíxols. Built on a plot of 842 sqm, the property consists of about 230 sqm built, distributed over the ground floor and first floor. On the ground floor, we find the entrance to the interior of the estate, with a large split-level living-dining room with a fireplace, a spacious kitchen with access to the outside, a full bathroom with a shower, a double bedroom, and a laundry space. Through the interior stairs, we access the first floor, where we find a majestic hallway leading to 5 double bedrooms with fitted wardrobes, 2 full bathrooms, and two terraces accessed from the rooms. The house has a beautiful porch on the ground floor. In addition, it is surrounded by land, where we find a wooden tool shed, a small pool to cool off in summer, and space to park vehicles. The strengths of this property are the tranquility, the wide spaces, and the brightness. The heating is propane gas and electric radiators. In addition, the urbanization has a magnificent swimming pool and a multipurpose court.

Price: **550.000 €**

Property condition: Good

Net floor area: 174.9 m²

Built area: 230 m²

Energy Efficiency Certificate (EPC):

Consumption: E 246 kWh/sqm per year

Emissions: E 51 kg CO₂/sqm per year

EPC Registration number: BN49BVNLS

Occupancy Certificate: CHG00187625002

API Number: 881

AICAT Registration number: 12800 Costa Brava Realty S.L.

Location: Located in a stressed market zone.

Large property owner: No

Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.

Fees: Real estate agency commissions are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Falcó, Sant Feliu de Guíxols, Baix Empordà	Built area:	230 m ²
Useful area:	174 m ²	Occup. cert.:	CHG00187625002
Condition:		Rooms:	6
Bathrooms:	3 bathrooms	Parking:	Yes
Plot:	842 m ²		