



**Spacious house on a corner plot with private garden in Sant Feliu de Guíxols. With option to reform, divide into 3 units or create a unique family hom**

A few minutes walk from the center of Sant Feliu de Guíxols, and very close to the port and the beach, we find this spacious house with a beautiful private garden that stands out for its versatility and great potential.

The property stands on a corner plot, which guarantees brightness and privacy. The house, distributed over several floors, offers large and bright spaces, a fireplace, wooden carpentry and different environments that allow it to be adapted to multiple projects.

Main attractions:

Large sunny garden, ideal for enjoying with the family or creating a unique green space.

Possibility of dividing it into 3 independent homes, ideal as an investment or for several families.

Price: **600.000 €**

Option of comprehensive reform to create a unique house with spacious and open rooms.

Excellent location, in a quiet and residential area, close to services and the sea.

Current distribution:

Ground floor: living room, independent kitchen, two double bedrooms, full bathroom and access to the garden.

First floor: large living room, two double bedrooms and full bathroom.

Last floor: double bedroom with en suite bathroom and sunny terrace with clear views.

Basement: multipurpose spaces and closed garage for one car

A unique opportunity to acquire a property with personality, multiple possibilities and the privilege of living in one of the most emblematic towns on the Costa Brava.

**EXCLUSIVE APIALIA. PURCHASE EXPENSES NOT INCLUDED: ITP + Notary + Registry.**

Transaction:	Sale	Category:	Townhouse
Municipality:	Baix Empordà	Surface area:	228 m <sup>2</sup>
Rooms:	5	Bathrooms:	3 bathrooms
Terrace:	Yes		