



Casa adossada amb vistes al mar i licència turística in Les Penyes

Exclusia Apialia Costa Brava.

Located in the quiet area of Les Penyes, just 2 km from the beach and the center of Sant Feliu de Guíxols, present this spacious semi-detached house with an excellent quality-price ratio. It stands out for its southern orientation, which guarantees natural light throughout the day, some attractive views of the sea and an official tourist license, making it an ideal opportunity for both private and investment purposes.

The property is part of an exclusive set of just a few habitats with access to the community garden and pool.

Main Floor: Designed to offer immediate comfort, it includes a fully equipped American kitchen, an adjoining dining room, a guest toilet and a bright living room. The sliding doors connect to a large terrace and a compact private garden. On the front side there is an additional patio, totaling a total of 50 m² of exterior space.

Price: **498.000 €**

Night area (Upper Floor): Includes the master bedroom with a renovated en-suite bathroom, air conditioning and views of the sea. It also has two additional double bedrooms with wall closets and a second shared bathroom.

Lower Floor: A spacious and multifunctional space with infinite possibilities: from a guest room or study, to a recreation room or professional office.

The house is ready to move in or start arriving:

Air conditioning: Heating and water heating using natural gas.

Tanks: Double-glazed aluminum fins for better thermal and acoustic insulation.

Parking: Includes a secure garage of 25 m² situated on the other side of the community garden.

In short: A proposal with a guarantee of the future, ideal as a permanent residence or as a solid investment as a second residence on the Costa Brava.

EXCLUSIVE APIALIA COSTA BRAVA. DO NOT INCLUDE PURCHASE FEES: ITP + Notari + Registry.

Transaction:	Sale	Category:	Townhouse
Municipality:	Baix Empordà	Surface area:	162 m ²
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Terrace:	Yes
Swimming pool:	Yes		