ref. 2996



Casa adossada amb vistes al mari and 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 €**

IMISA Costa Brava
Tel. +34 972 65 04 46
https://www.imisacostabrava.com

Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

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.

Property condition: Good condition
Net floor area: 139.62 m²
Built area: 162 m²
Year of construction: 2000
Energy Efficiency Certificate (EPC):
Consumption: E 171 kWh/sqm per year
Emissions: E 35 kg CO?/sqm per year
EPC Registration number: TCY62WW03
Occupancy Certificate: CHG01340519001
API Number: 881
AICAT Registration number: 12800 Costa Brava Realty S.L.
Location: Located in a stressed market zone.
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:	Townhouse
Situation:	Camino de les Penyes, Sant Feliu de Guíxols, Baix Empordà	Built area:	162 m^2
Useful area:	13.962 m^2	Condition:	
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Terrace:	Yes
Swimming pool:	Yes		